

**THE BUNGALOW COURTS OF HOLLYWOOD, CALIFORNIA**  
*HOLLYWOOD BUNGALOW COURT SURVEY, PRESERVATION ANALYSIS,  
AND RECOMMENDATIONS*

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## **ABSTRACT**

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### **Thesis Title:**

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### **Advisor:**

Christopher Neville

In the first three decades of the twentieth century, the population of Hollywood grew from 700 to over 150,000. During this period of rapid urbanization, the need for affordable housing was met in part by the construction of hundreds of bungalow courts. These groupings of one- and two-story units in a range of historical styles clustered around landscaped common space married the ideals of single-family living – privacy, outdoor space - with the benefits multi-family living – affordability, community. However, since the 1950s over 30% of bungalow courts have been demolished and replaced with parking lots, higher density residential and commercial uses, and this trend will continue.

While the general form and evolution of bungalow courts has been well researched, the preservation climate surrounding these resources has not. Existing literature affirms the heritage values associated with bungalow courts, but these values have to date been translated into preservation efforts in only limited ways. What proportion of bungalow courts are local landmarks or contained within a historic district? How are bungalow courts assessed for eligibility for historic protection? The majority of Hollywood is zoned for multi-family residential and commercial, and the allowable floor area ratio is often 3:1 or higher, and bungalow courts are generally one to two stories. If development is imminent, what are tools that can be used to proactively plan for the preservation of bungalow courts?

This project explores these questions through a comprehensive GIS survey of past and present bungalow courts in Hollywood, and an analysis of the existing development and regulatory context, recent preservation efforts and potential preservation tools.

## ACKNOWLEDGMENTS

This thesis would not have been possible without the help of a network of people. First and foremost, I would like to thank my thesis advisor, Chris Neville for his support, guidance, and patience during this process! Thank you! I am also grateful for the advice and contributions from my thesis readers: Ken Bernstein, Planning Manager for the City of Los Angeles's Office of Historic Resources, Christy McAvoy, Founding Principal of Historic Resources Group and cofounder of Hollywood Heritage, and Carol Clark, Director at the Office of the Chief Architect, NYC Department of Design and Construction and adjunct professor of Preservation Planning at Columbia University GSAPP. Your professional opinion and comments were invaluable! I would also like to thank Shannon Ryan and Janet Foster of the Office of Historic Resources, Katie Horak of Architectural Resources Group, Holly Kane of Historic Resources Group, and Patty Judy of Pasadena Heritage for your assistance along the way. In addition, thank you Professor Jennifer Most for your immeasurable GIS help and motivational energy! I would also like to thank my dad for instilling in me a deep love and concern for the environment. He is largely responsible for why I choose to pursue a career in preservation. Lastly, I am indebted to my dear friend Catherine Menard (whom I met while taking the Heritage Conservation summer intensive at USC) for inviting me to visit her and her one-bedroom Bowen Court bungalow in Pasadena. It was this initial exposure nearly three summers ago to which I credit my interest in bungalow courts.



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## CHAPTER I. INTRODUCTION

Hollywood, California often stirs up visions of the film industry, celebrity, and tourism, and in essence Hollywood is synonymous with the entertainment industry. The field of historic preservation usually conjures up thoughts of house museums, and superlative examples of structures that are often designed by famous architects or for significant people. However, the relationship between Hollywood and historic preservation goes deeper than these common perceptions, and an important part of that relationship is legible in the bungalow court. Much of the domestic architecture of early Los Angeles, as stated by Reyner Baham, spoke to the marriage between new exotic ideals and affordability: "Never mind the film stars and their private palaces, lots of ordinary people came here and built unpretentious homes combining domesticity with a fantasy of their dreams."<sup>1</sup> However, how has domestic architecture related to the field of historic preservation in Hollywood? Bungalow courts are a typology that speaks to both the social and architectural history of Hollywood and greater Los Angeles, and an examination of this single architectural form in terms of persistence, threats, and preservation, will shed light on this relationship.

The City of Los Angeles legally recognized the importance of preservation in 1962 with the adoption of the Cultural Heritage Ordinance, and since then has designated three Hollywood bungalow courts as local Historic-Cultural Monuments, and has listed six Hollywood

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<sup>1</sup> *Reyner Baham Loves Los Angeles*. Film. 1972, Accessed January 2016, <https://www.youtube.com/watch?v=WIZ0NbC-YDo&feature=youtu.be> (approx.. minute 21)

bungalow courts on the National Register of Historic Places. One additional bungalow court is located within a Hollywood Historic Preservation Overlay Zone.<sup>2</sup>

By the turn of the 20<sup>th</sup> century, “bungalows” dotted Southern California as a popular detached dwelling style that appealingly combined nature-balanced design with craftsmanship. During this time, planners, architects, and developers were also becoming aware of the need to meet the housing demands of not only east coast residents looking for winter retreats, but also the demands for affordable working class housing that strategically addressed existing and perceived substandard living conditions.

Los Angeles had barely 120,000 people at the turn of the century, and over 1.2 million inhabitants by 1930. Out of this development climate, bungalow courts, emerged as a hybrid natured housing type that combined the economy of multi-family rented living, with the allure and quality of single-family residences. These courts – with historical precedent in Spanish courtyard housing - were comprised of multiple units (six to twenty units on average) configured around a communal open space (U- or L-shaped in plan), and although the units were relatively small, the court layout resulted in a highly desirable place to live - both historically and currently.

However, even though bungalow court construction ceased by around World War II, the typology continued to remain architecturally and culturally viable. Yet, after the war and the subsequent resuscitation and proliferation of development, the number of bungalow courts in Los Angeles began to decline. The Community Plan Area of Hollywood - within the jurisdiction

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<sup>2</sup> Historic Preservation Overlay Zones are in essence the City of Los Angeles’ term for historic districts; the concept will be described in greater detail throughout this document.

of the City of Los Angeles - is the district most known for the development of bungalow courts, as well as the proliferation of the film industry.

Even though bungalow courts are an architectural typology that epitomizes the history of urbanizing Southern California and are synonymous with multifamily housing in Hollywood, since the 1950s the number of Hollywood bungalow courts has decreased by over 30%. Why is this? The goal of this thesis is to document and examine the evolution and distribution of bungalow courts within Hollywood. It will explore where bungalow courts exist today, while also looking at where they existed historically, in order to reveal patterns and conditions that have contributed to their construction, decline (and persistence) . It will also touch on questions such as what has historically replaced bungalow courts, and what may replace bungalow courts in the future. How can a greater understanding of the full history of bungalow court development contribute to their preservation?

After an analysis of the physical evolution of this typology, analysis review of past surveys, and a new CPA-wide survey of all identifiable bungalow courts, changing preservation values relating to bungalow courts will be examined and critiqued. What are the values ascribed to bungalow courts that make them worth preserving? Is it their style, their plan, their age, their architect? Does the fact that bungalow courts are associated with larger social and cultural movements contribute to how a court should be valued? How does the integrity of its physical form contribute to its ability to display that significance? Further, value is not enough for preservation to take place. Preservation exists in a framework that includes laws, and opinions that can facilitate preservation or hinder it.

The City's Cultural Heritage Ordinance, and the California Environmental Quality Act (CEQA), in contrast, are intended to protect historic resources, and have had a direct effect on bungalow court preservation. The Small Lot Subdivision Ordinance, the Ellis Act, and Citywide Zoning, for instance, are non-heritage related legal tools that affect the future of bungalow courts and their potential preservation. However, both of these legal frameworks can have positive and negative affects on bungalow courts.

After an understanding of the historic and current state of bungalow courts in terms of their distribution, form, and existing preservation protections has been established, and an examination of the legal frameworks that effect the diminishment and perseverance of bungalow courts, preservation strategies will be proposed and analyzed.

## **CHAPTER II. METHODOLOGY**

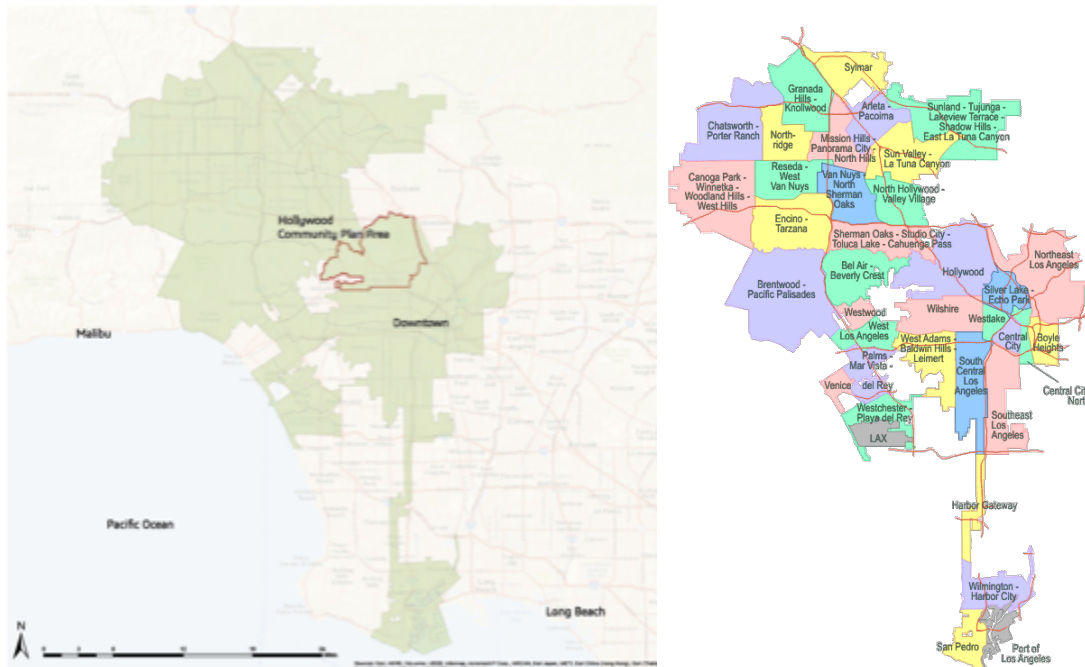
### **OVERVIEW**

This thesis topic emerged out of a discussion with City of Los Angeles Office of Historic Resources staff during a summer internship in 2015, in which it was brought to my attention that bungalow courts were a threatened historic resource within the city – due to a variety of factors including up-zoning and subsequent demolitions.

The goal of this thesis is to examine the preservation climate surrounding bungalow courts within the Los Angeles Community Plan Area (CPA) of Hollywood. To achieve this goal, historical research was conducted, a CPA-wide survey was executed and analyzed, existing policies were reviewed and examined, and existing threats and opportunities facing bungalow courts were reviewed and assessed.

### **STUDY AREA**

Bungalow courts are an architectural typology that originated in Southern California around the turn of the 19<sup>th</sup> century, and proliferated in Los Angeles by the 1920s. The initial goal for this project was to examine the history and distribution of bungalow courts throughout the entire city (i.e. all thirty-five Community Plan Areas (CPAs)), but it became apparent that the approximately 500-square-mile jurisdiction was an impractical scope given the project's two-semester timeframe. Therefore, the study area was narrowed to a single CPA: Hollywood. How was Hollywood selected?



Left: Hollywood Community Plan Area (outlined in red) within the City of Los Angeles (green); Right: All of the 35 City of Los Angeles Community Plan Areas labeled<sup>3</sup>

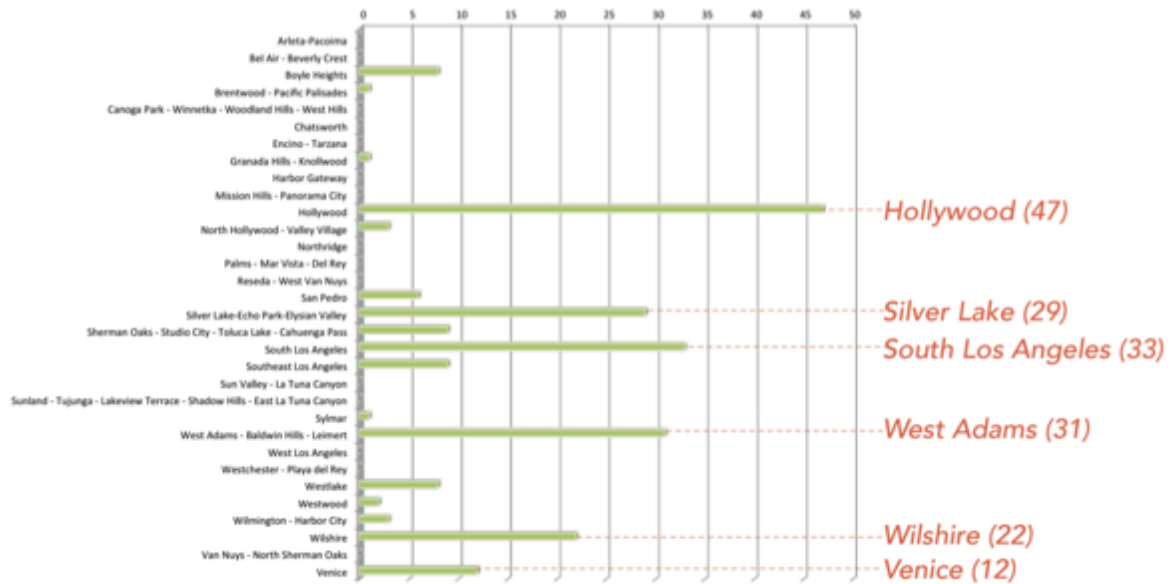
To determine which CPA to focus this project on it was necessary to understand the general distribution of existing bungalow courts within Los Angeles. SurveyLA – a citywide Historic Resources survey administered by the City of Los Angeles Office of Historic Resources - was an invaluable resource in beginning to understand where bungalow courts currently exist.<sup>4</sup> Although SurveyLA only cataloged bungalow courts that were determined eligible for local, state, or national historical designation and which had not been previously professionally surveyed, it became clear where large populations of bungalow courts were distributed throughout the city. To determine where bungalow courts currently exist, each of the CPA

<sup>3</sup> Los Angeles Department of City Planning Demographic Research Unit. Accessed October 2015, <http://planning.lacity.org/DRU/Loc/LocRpt.cfm?geo=CP&sgo=CT>

<sup>4</sup> SurveyLA is described in detail in Chapter IV. Mapping Hollywood Bungalow Court and in Chapter V. Understanding Bungalow Courts as Heritage.



SurveyLA Finding Reports were reviewed and the findings were mapped. (These reports included Historic Resources Survey Reports, and summary tables listing individually eligible historic resources, non-parcel eligible historic resources, and potential historic districts.) Each Historic Preservation Overlay Zone (HPOZ) was also reviewed to determine where bungalow courts existed within these preservation-protected areas. Taken together, these analyses revealed that there are approximately 158 bungalow courts determined eligible for designation within Los Angeles (excluding bungalow court that may have been included in previous surveys), and that nineteen of the thirty-five Community Plan Areas contain bungalow courts. As shown in the graph below, certain CPAs contain a higher population of bungalow courts. However, the number of bungalow courts was not the sole determining factor in selecting which CPA to focus on for this study. While the location and number of bungalow courts was taken into consideration, the significance of bungalow courts to the historic narrative and architectural composition of each CPA was also examined.



The Hollywood Community Plan Area Historic Resources Report Update (2010), for instance, speaks at length to the significance of bungalow courts as a significant contributor to the development of Hollywood, as well as to the fact that bungalow courts “reflect the prevalent architectural styles of the period.”<sup>5</sup> This significance is summarized through the use of Contexts, Sub-Contexts, Themes, and Sub-themes, under which all surveyed resources were categorized. In Hollywood, bungalow courts are significant for their association with the following Contexts: “Residential Development & Suburbanization, 1850-1980,” “Architecture & Engineering, 1850-1980 (e.g. American Colonial Revival, Spanish Colonial Revival, Tudor Revival, Storybook),” and the “Entertainment Industry, 1908-1980.” These encompass a total of six Sub-themes.

<sup>5</sup> Historic Resources Group. “SurveyLA Hollywood Community Plan Area Historic Resources Survey Report.” City of Los Angeles Department of City Planning Office of Historic Resources. November 2015. Accessed December 2015, <http://preservation.lacity.org/sites/default/files/HRG%20Hollywood%20Survey%20Report%20FINAL%2011.6.2015-1.pdf>

In contrast, even though the Silver Lake – Echo Park – Elysian Valley CPA has twenty-nine eligible bungalow courts, these courts are not a resource that is included in the Historic Resources Report contextual narrative, and they are only listed under only one Context: “Residential Development & Suburbanization, 1850-1980.” The West Adams – Baldwin Hills – Leimart CPA also does not mention bungalow courts in the “Survey Area” contextual background narrative, and summarizes their significance in two Contexts: “Residential Development & Suburbanization, 1850-1980” and “Architecture & Engineering, 1850-1980.” The CPAs with even smaller numbers of bungalow courts include even less language speaking to the significance of bungalow courts to their development and architectural composition.

Given that Hollywood has the highest number of bungalow courts of any CPA, and that these bungalow courts were discussed in greater length as a particularly significant resource to the development of the CPA, Hollywood was selected as the study area for this project. This approach to bungalow courts within the Hollywood CPA can of course potentially be applied to other areas within the city. In addition, this approach could also be used to analyze other building typologies.

## **HISTORICAL RESEARCH**

Once Hollywood was selected as the CPA of focus, the next step in this process was to get a wider understanding of the historical context in which bungalow courts developed. This context involves the evolution of the bungalow court coupled with its role in the early development of Hollywood. Questions such as “how did the bungalow court typology form?” and “what were the factors that contributed to bungalow courts coming to Hollywood?” were explored.

## ***Architectural Histories and Typological Studies***

The subject of bungalows has been extensively researched. Bungalow courts, in contrast, are a less well examined – particularly as the primary subject of scholarly research. Clay Lancaster's *The American Bungalow (1880 – 1930)*,<sup>6</sup> and Robert Winter's *The California Bungalow*,<sup>7</sup> and Anthony Kings' *Bungalows*,<sup>8</sup> provide in-depth discussions on the evolution and distribution of bungalows.

Perhaps the most cited text related to bungalow courts is Stefanos Polyzoides, Roger Sherwood, and James Tice's *Courtyard Housing in Los Angeles*.<sup>9</sup> Paul Gleye's 1981 text, *Architecture of Los Angeles*<sup>10</sup> is also a concise, yet thorough resource, which provides an explanation of the evolution of architecture in Los Angeles, including a brief discussion of bungalow courts. Ross Chapin's *Neighborhoods Creating Small-Scale Community in a Large-Scale World*, although primarily focused on how bungalow courts can serve as a typological and planning precedent for contemporary construction, is also a good introductory source with a chapter dedicated to a discussion of the history and implications of bungalow courts.

## ***Heritage Surveys and Reports***

Although varying levels of literature have been written exclusively on each subject, existing Historic-Cultural Monument designation reports, National Register of Historic Places nominations, and LA city Historic Context Statements proved to be the most concise way to

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<sup>6</sup> Clay Lancaster. *The American Bungalow, 1880s-1930*. New York: Abbeville Press, 1985.

<sup>7</sup> Robert Winter. *The California Bungalow*. Los Angeles: Hennessey and Ingalls, 1980.

<sup>8</sup> Anthony King. *Bungalows*. London: Routledge & Kegan Paul, 1984.

<sup>9</sup> Stefanos Polyzoides, Sherwood, Roger, Tice, James. *Courtyard Housing in Los Angeles*. New York: Princeton Architectural Press, 1982.

<sup>10</sup> Paul Gleye. *The Architecture of Los Angeles*. Los Angeles: Rosebud Books, 1981.

get an introduction to bungalow courts as a local historic resource, while also learning about their urban context.<sup>11</sup>

For instance, the National Register designation report for a Hollywood bungalow court at 1516 N. Serrano Avenue, drafted by Kari Fowler, of Pasadena's Historic Resources Group, included language about the early development of Hollywood, bungalow courts, and bungalow courts in Hollywood.<sup>12</sup> Further, the SurveyLA Hollywood Community Plan Area Survey (2015), which was also prepared by Historic Resources Group, also contains an introductory chapter on Hollywood. Bungalow courts and their development are also discussed within this resource.<sup>13</sup>

Another helpful introductory resource was the *Hollywood Redevelopment Project Area Survey Update* prepared by Chattel Architecture, Planning & Preservation, Inc. (2010).<sup>14</sup> This document, like the *SurveyLA Hollywood Community Plan Area Survey*, provides a succinct overview on the history of Hollywood, and goes into great detail about bungalow courts within the report's multi-family development section. The City of Pasadena's 28 bungalow court multiple property National Register nomination (1983) was also a useful resource in revealing the background history and significance of bungalow courts in the Los Angeles area, while also provide a potential model for the preservation of bungalow courts.<sup>15</sup>

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<sup>11</sup> However, as these contexts were written with a specific preservation goal in mind, there were observed with this in mind.

<sup>12</sup> Kari Fowler, "Bungalow Court at 1516 N. Serrano Avenue National Register of Historic Places Nomination." National Register of Historic Places. 2010. Accessed October 2015, [http://ohp.parks.ca.gov/pages/1067/files/california\\_los%20angeles\\_1516%20n%20serrano\\_nomination.pdf](http://ohp.parks.ca.gov/pages/1067/files/california_los%20angeles_1516%20n%20serrano_nomination.pdf)

<sup>13</sup> Historic Resources Group. "SurveyLA Hollywood Community Plan Area Historic Resources Survey Report."

<http://preservation.lacity.org/sites/default/files/HRG%20Hollywood%20Survey%20Report%20FINAL%2011.6.2015-1.pdf>

<sup>14</sup> Chattel Architecture, Planning & Preservation Inc. "Historic Resources Survey Hollywood Redevelopment Project Area." Prepared for Community Redevelopment Agency. February 2010. Accessed October 2015, [http://preservation.lacity.org/files/Hollywood\\_CRA\\_Survey\\_Report\\_0.pdf](http://preservation.lacity.org/files/Hollywood_CRA_Survey_Report_0.pdf)

<sup>15</sup> Richard J. Sicha. "Bungalow Courts of Pasadena" Multiple property National Register of Historic Places Nomination. 1994.

## **Theses**

Theses related to the subjects of bungalow courts and Hollywood were also significant resources in understanding the history and preservation of bungalow courts, as well as larger narratives such as the development of multi-family housing in Los Angeles. Some of the more significant sources included Christine Lazaretto's thesis "The Bungalow and the Automobile: Arthur and Alfred Heineman and the Invention of the Milestone Motel" (Master of Historic Preservation Thesis, USC, 2007),<sup>16</sup> Isabel B. Rutherford's thesis titled "Defining the City of Gardens: The Conservation of Pasadena's Bungalow Courts" (Master of Historic Preservation Thesis, USC, 2013),<sup>17</sup> Todd Douglas Gish's "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936" (Doctor of Philosophy (Planning) Dissertation, USC, 2007)<sup>18</sup>, and Albert S. Fu's "Landscapes of Spanish-Colonial Mythology: Visual Culture and Urban Development in Southern California" (Doctor of Philosophy in Sociology Dissertation, Binghamton University State University of New York, 2009).<sup>19</sup>

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<sup>16</sup> Christine Lazaretto. "The Bungalow and the Automobile: Arthur and Alfred Heineman and the Invention of the Milestone Motel." Order No. 1443841, University of Southern California, 2007. Accessed November 2015, <http://ezproxy.cul.columbia.edu/login?url=http://search.proquest.com.ezproxy.cul.columbia.edu/docview/304828512?accountid=10226>

<sup>17</sup> Isabel B. Rutherford, "Defining the City of Gardens: The Conservation of Pasadena's Bungalow Courts." USC School of Architecture Master of Science Thesis. May 2013. Accessed October 2015 <http://ezproxy.cul.columbia.edu/login?url=http://search.proquest.com.ezproxy.cul.columbia.edu/docview/1400485934?accountid=10226>.

<sup>18</sup> Todd Douglas Gish. "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900--1936." Order No. 3278383, University of Southern California, 2007. Accessed October 2015 <http://ezproxy.cul.columbia.edu/login?url=http://search.proquest.com.ezproxy.cul.columbia.edu/docview/304819783?accountid=10226>.

<sup>19</sup> Albert S. Fu "Landscapes of Spanish-Colonial Mythology Visual Culture and Urban Development in Southern California. Binghamton University State University of New York Doctoral Dissertation. 2009.

## **Journal Articles**

University of California Berkeley scholar René Davids' article "Diversifying Suburbia: Bungalow Courts as Spaces of Social Transformation,"<sup>20</sup> and University of Southern California scholar Todd Gish's article "Bungalow Court Housing in Los Angeles, 1900 – 1930, Top-down Innovation? Or Bottom-Up Reform?"<sup>21</sup> were two resources that contextualized bungalow courts as social responses to a housing need, while also describing the development of the typology's form.

This initial phase of historical research, coupled with the data gathering and mapping exercise discussed below contributed to a better understanding of what makes bungalow courts significant, and what about their built fabric assists in revealing this significance.

## **SURVEY / MAPPING**

After establishing a research base to assess the typological form and historical significance of bungalow courts - with the final project goal to evaluate the existing preservation climate surrounding bungalow courts - the next step in this process was to understand the current geographic extent of bungalow courts in the Hollywood CPA study area. Understanding the distribution of bungalow courts and their various attributes is a crucial element in informing potential preservation strategies. Therefore, a survey of all of the existing as well as demolished bungalow courts was undertaken.<sup>22</sup>

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<sup>20</sup> René Davids. "Diversifying Suburbia: Bungalow Courts as Spaces of Social Transformation." University of California, Berkeley, 1999. 459-464.

<sup>21</sup> Todd Gish. Bungalow Court Housing in Los Angeles, 1900-1930: Top-down Innovation? Or Bottom-up Reform?" Southern California Quarterly Vol. 91, No. 4 (Winter 2009-2010) , pp. 365-387.

Published by: University of California Press on behalf of the Historical Society of Southern California. Accessed October 2015, <http://www.jstor.org/stable/41172493>

<sup>22</sup> as of 1950 due to Sanborn mapping limitations

### ***Prior Surveys***

Prior to the survey portion of this project, a number of historic resources surveys had already been conducted in Hollywood. The first survey examined for this project was completed in 2010, and was an intensive updated survey of the Hollywood Redevelopment Project Area.<sup>23</sup> As part of SurveyLA, the second Hollywood Community Plan Area survey was completed in 2015 and included all bungalow courts within the remaining Hollywood areas outside the Redevelopment Project Area. While several other surveys were conducted prior to these two, the 2010 and 2015 surveys included all resources surveyed previously, along with additional sites as well.

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<sup>23</sup> conducted by Los Angeles-based Preservation Consultant firm Chattel, Inc.





their scope only to those resources determined eligible for local, state, or National Register status.

What it is about a bungalow court that makes it significant? How does the built fabric of a bungalow court reveal this significance? To begin to understand the answers to these questions, this project aims to review and analyze the previous survey process of listing a property as eligible. In doing so, all bungalow courts - eligible or not, previously surveyed or not - were mapped and findings analyzed. What had prior surveys missed? What sets apart the bungalow courts that were deemed eligible from the others? Should survey methodologies be reconsidered to ensure that more resources have a preliminary degree of preservation protection?

### ***Hollywood Bungalow Court Survey: Process***

One of the goals of this thesis is to analyze existing conditions as a way to inform potential bungalow court preservation strategies for the future. In doing so, historic Sanborn maps (1919 – 1950), Google Map satellite views and Street View, and the City of Los Angeles ZIMAS mapping database (Zone Information and Map Access System), were used to gather information about extant and demolished bungalow courts. This information was then recorded in ArcMap GIS (Geographic Information System).

Unlike the two previous surveys, the survey conducted for this project – the Hollywood Bungalow Court survey - recorded the locations of all extant bungalow courts, while also documenting all bungalow courts extant in 1950.<sup>25</sup> Although demolitions may have occurred prior to 1950, since the peak in bungalow court development ended by around 1930, and

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<sup>25</sup> due to historic mapping limitations

development generally ceased during the years surrounding World War II, the year 1950 is a telling time to reflect back on. Combining data on the location of current bungalow courts and historical ones will contribute to a more comprehensive understanding of change and preservation implications. This mapping and analysis of existing bungalow courts also includes a catalog of what attributes compose a bungalow court – and in doing so reveals the widely variable -- yet closely related - iterations of this highly recognizable form.

### *Mapping Resources and Tools*

Google Maps was the first interface that was used to map existing bungalow courts. The bungalow courts that were listed in the two previous surveys were mapped first based on their addresses. Then, through the use of current Google maps and Street View capabilities, in conjunction with historic 1919 – 1950 Sanborn maps, all of the additional bungalow courts were mapped. During this time, not only were their locations mapped, so were their attributes (e.g. construction date, plan configuration, number of units (if known), parcel amount, and architectural style) were also recorded. These attributes were included in a table that would eventually facilitate the ability to query courts based on a given attribute (e.g. built date, style, or plan configuration).

### *ArcMap GIS*

Once the location of bungalow courts and their attributes were finalized in Google maps, they were then exported to ArcMap GIS. ArcMap, unlike Google maps, allows for the ability to query and analyze data and then export maps that reveal a range of information. During this process, layers such as zoning, transportation, building footprints, parcels, Historic-Cultural Monuments (HCMs), and Historic Preservation Overlay Zones (HPOZs), were also

brought into ArcMap from the City of Los Angeles Department of City Planning's public shapefile online database.

### *Query Ability and Analysis*

The most substantial tool that ArcMap GIS provides is the ability to query data based on a select attribute or series of attributes. By querying a map to show certain layers and /or specific layers attributes, patterns began to emerge and were subsequently analyzed. Did the construction of the 101 freeway or the commercialization of major thoroughfares, such as Hollywood or Sunset Boulevards, contribute to the demolition of bungalow courts? Do Ellis Act application locations correspond with the location of bungalow court demolitions? These are just two questions that the mapping portion of this thesis was able to try to answer.

## **POLICY REVIEW**

While mapping bungalow courts and observing their attributes provides important information, the next step is to relate bungalow courts to their larger planning, development, and preservation context. To do this, heritage-focused and non-heritage-focused and legislative and regulatory frameworks were reviewed and analyzed.

In terms of heritage-focused legislation, the first step in this phase of the thesis was to review the City of Los Angeles Cultural Heritage Ordinance to become familiar with the legal framework in which the preservation of bungalow courts fits. The Ordinance also discusses the administering bodies, including the Office of Historic Resources staff and the Cultural Heritage Commission, and details the local landmarking – Historic-Cultural Monument - process, as well as the role of Historic Districts – Historic Preservation Overlay Zones (HPOZs). The California Environmental Quality Act and Ordinance 183312 were also reviewed.

The origins of this portion of the thesis emerged during an internship with the City of Los Angeles, when it was brought to my attention that the Small Lot Subdivision Ordinance (2008) - a non-heritage based legal tool - may be doing more harm to historic resources than good. Therefore, the implications of the Small Lot Subdivision Ordinance, in conjunction with related legislation such as the Ellis Act were examined. ArcMap GIS was also used to illustrate the relationship of bungalow courts to various planning elements such as their proximity to HPOZs, or how their location relates to Ellis Act statistics. The current Hollywood zoning was also reviewed in terms of how it affects bungalow courts.

## **RECOMMENDATIONS**

After reviewing these frameworks, the various threats and opportunities facing bungalow courts become more apparent, and possible solutions for preservation were then examined. The recommendations section of the thesis explores the ways that the aforementioned heritage-focused and non-heritage focused regulatory frameworks impact bungalow courts, and how a better understanding of that impact can be used to inform preservation strategies. These preservation strategies include the traditional designation of bungalow courts as local landmarks, the rehabilitation of bungalow courts using federal tax credits and incentives, the subdivision of bungalow courts using the Small Lot Subdivision Ordinance, and various other adaptive reuse and rehabilitation projects. During this phase case studies, such as the recent local designation of a Hollywood bungalow court at 750 N. Edinburgh Ave, and the rehabilitation of St. Andrews Court were analyzed as potential precedents for other courts. ArcMap GIS was also used during this phase to call out bungalow courts that are located on large parcels and are therefore potentially more marketable from the

perspective of a developer, while also mapping bungalow courts that are composed of detached units and are therefore eligible for single-family conversion under the Small Lot Subdivision Ordinance.

## **CHAPTER III. BUNGALOWS AND BUNGALOW COURTS IN LOS ANGELES AND HOLLYWOOD: BACKGROUND, DEVELOPMENT, AND DEFINITIONS**

To fully understand the bungalow court, and its significance, it is crucial to first observe the context in which it developed.

### **THE HISTORY AND DEVELOPMENT OF LOS ANGELES / HOLLYWOOD**

#### ***Geographic Overview***

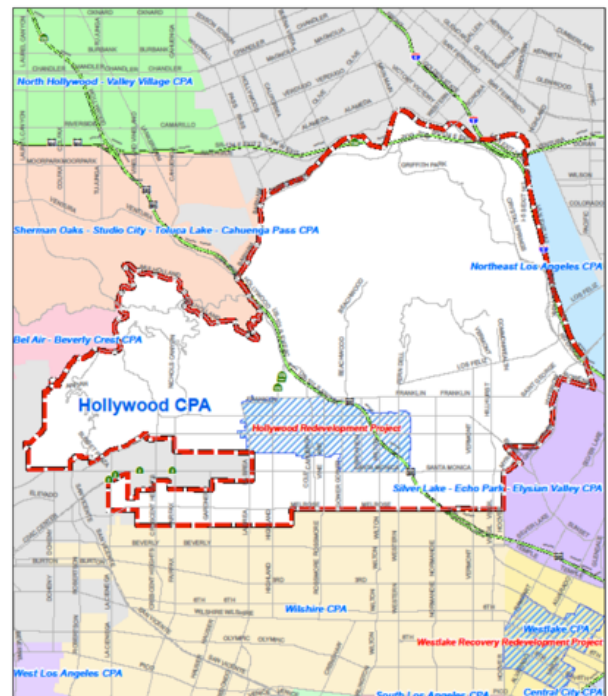
Hollywood is located about five miles northwest of downtown Los Angeles, and is currently composed of about 43,369 parcels. The area is geographically bound by Mulholland Drive and the 134 Freeway to the north, Rosewood and Melrose Avenue to the south, the city of West Hollywood to the west, and Hoover Street, Hyperion Avenue, and Glendale Boulevard to the east.<sup>26</sup> These boundaries enclose two distinct topographies. The northern portion of Hollywood is composed of hills and canyons, and the street patterns curve in response to the topography. Griffith Park, the city's largest park, is located within this portion of Hollywood. Aside from this large urban park, single-family residences are the dominant use found in the hills of Hollywood. South of the hills sits the flatlands. The majority of buildings are located in this grid-pattern portion of Hollywood. The flatlands consist of a residential uses ranging from single to multi-family, and a large concentration of commercial uses which exists along major thoroughfares such as Hollywood Blvd, Sunset Blvd, and Melrose Avenue.

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<sup>26</sup> Historic Resources Group. 3.

## Historical Overview

Before being divided into two Spanish land grants (Rancho La Brea and Rancho Los Feliz), the area that would become Hollywood was inhabited by the Tongva Indians. By the 19<sup>th</sup> century, the area had established itself as a prosperous agricultural community whose labor was largely based on newly arrived immigrants. During this time, “a wide variety of exotic fruits, vegetables, and exotic flowers” were grown and sold.<sup>27</sup> However, in 1887, Harvey Wilcox would subdivide the land making way for a prolific period of real estate and subsequent population growth that would begin after the turn of the century.<sup>28</sup> At this time, the city’s population was about 700,<sup>29</sup> and the Hollywood homes were large estates built for the elite set amongst orchards and open space.



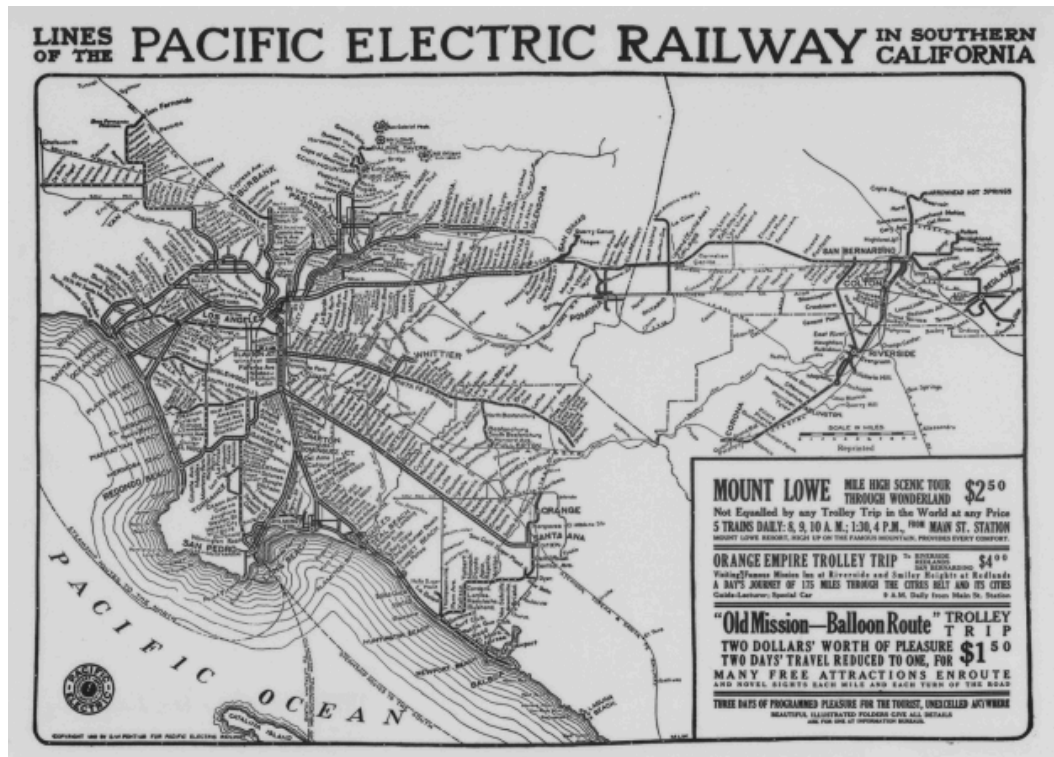
Left: Hollywood Community Plan Area (outlined in red) within the City of Los Angeles (green); Right: SurveyLA Hollywood boundaries

<sup>27</sup> Historic Resources Group, 6.

<sup>28</sup> Chattel, Inc., 16.

<sup>29</sup> Fowler.





Lines of the Pacific Electric Railway in Los Angeles (1912)<sup>30</sup>

By the turn of the 19th century, southern California was also connected to the rest of the nation via the Intercontinental railroad, and within the city transit was made available by electric streetcar. It was during this time that the population in cities such as Los Angeles and the streetcar suburb of Pasadena would dramatically increase. According to Edwin O. Palmer's *History of Hollywood*, by 1937, "agriculture was practically abandoned [and was] replaced by businesses and high-class residences, bungalow courts, and apartments."<sup>31</sup> As development replaced agriculture, the City of Los Angeles at large would also double its population every 10 years, and by the beginning of the Great Depression would reach 1.3 million.<sup>32</sup>

<sup>30</sup> D.W. Pontius. "Lines of the Pacific Electric Railway in Southern California." 1912.

Accessed November 2015, <http://www.lapl.org/collections-resources/visual-collections/lines-pacific-electric-railway-southern-california-1912>

<sup>31</sup> Fowler.

<sup>32</sup> Polyzoïdes, 12.

One factor in Hollywood's growth in population and development (and that of Los Angeles at a large) was the Pacific Electric streetcar system, with the first lines opened in 1900. The first streetcar route followed Prospect Avenue (today's Hollywood Boulevard), allowing residents and workers to travel and commute throughout the city with increased ease. Other streetcar lines soon followed, along Melrose Avenue, La Brea Avenue, Santa Monica Boulevard, Highland Avenue, Vine Street, Western Avenue, Vermont Avenue, Virgil/Hillhurst Avenues, Kenmore Avenue, Fountain Avenue, Talmadge Street, Hyperion Avenue, Los Feliz Boulevard, and Beachwood Drive. These lines would further contribute to the transportation network that would make living outside of the central city in neighborhoods such as Hollywood more desirable.

However, as development progressed Hollywood "was experiencing growing pains with water shortages, drainage issues and sewage problems" and thus needed to tap into a more established infrastructure system. Annexation by the City of Los Angeles was the answer. Thus, in 1903 Hollywood would become incorporated into Los Angeles, and in 1910 Hollywood was consolidated.<sup>33</sup> In 1903 the population was still 700, and by 1909 it reached 4,000. The neighboring city of Los Angeles had 100,000 inhabitants at this time.<sup>34</sup>

By 1915, "the area was in the midst of a real estate boom [and was] no longer a small independent city struggling to deal with infrastructural problems, [but] was a thriving suburb of Los Angeles increasingly attracting residential and commercial interest."<sup>35</sup>

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<sup>33</sup> Historic Resources Group. 6

<sup>34</sup> Chattel, Inc., 18.

<sup>35</sup> Chattel, Inc., 32.

At this time, Hollywood's population "was quite diverse, from cultural immigrants, such as French painter Paul de Longpre [to whom De Longpre Blvd is named for], to American transplants, such as Midwestern banker Gordon Wattles," and "due to the large number of estates in the area, there was also a substantial local working class that was employed as caretakers and service workers."<sup>36</sup>

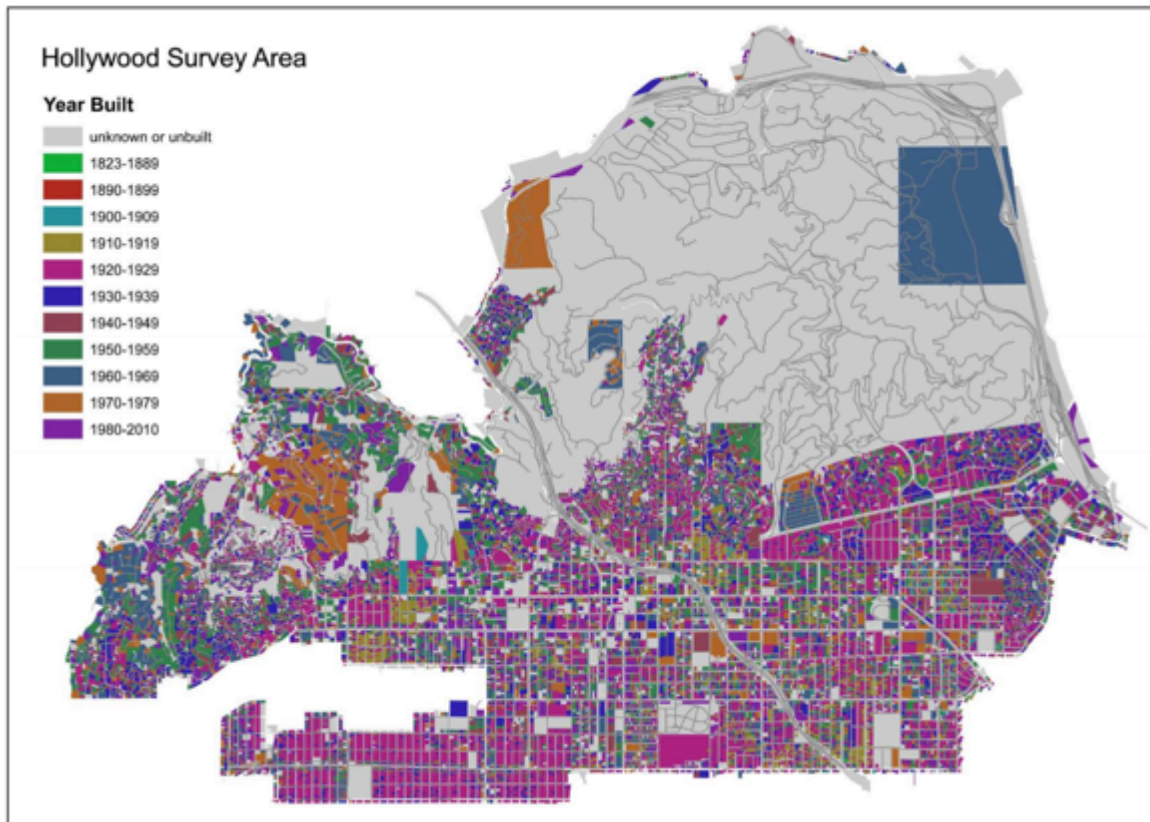


*Aerial photograph of Hollywood looking south on Western (1917), showing the building and agrarian environment<sup>37</sup>*

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<sup>36</sup> Historic Resources Group, 7.

<sup>37</sup> Spencer Air Photos (film). "Aerial view of Hollywood, looking south on Western, circa 1917. Two orchard fields are in the foreground." Accessed January 2016, <http://photos.lapl.org/carlweb/jsp/FullRecord?databaseID=968&record=18&controlNumber=42426>



Hollywood Survey Area by Decade revealing that the majority of (remaining) construction was completed in the 1920s.<sup>38</sup>

This growth was largely due to the rise in the film industry, which came to Hollywood at the same time as the annexation. In 1911, Nestor Studios was established at the corner of Gower Street and Sunset Boulevard, and was the first film studio in Hollywood, and as such would serve as starting point for Hollywood to evolve its global identity. According to a 1925 marketing brochure titled the *The Key of Hollywood the Magic Key* there were nearly 30 studios within Hollywood.<sup>39</sup>

<sup>38</sup> Historic Resources Group, 10.

<sup>39</sup> "The Key of Hollywood." Vol. 2, No. 3, published July 1925. (source provided by Mary Mallory of Hollywood Heritage)

Although people in Hollywood were employed in a variety of jobs, the neighboring studios employed many nearby residents. As Hollywood became more desirable as a residential neighborhood and commercial center, land values escalated and many of "the large estates of the elite that characterized much of Hollywood's development towards the end of the nineteenth century and the first decade of the twentieth gave way to more intensive land use associated with a population boom."<sup>40</sup>



*Hollywood and West Hollywood, 1922.*<sup>41</sup>

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<sup>40</sup> Chattel, Inc., 32.

<sup>41</sup> Los Angeles Public Library Photo Collection.



*Hollywood and West Hollywood (1926), showing the expanse of development.<sup>42</sup>*

As film proliferated so did the population, and by 1930 Hollywood had more than 153,000 inhabitants.<sup>43</sup> International immigrants and migrants from other parts of the country flocked to Hollywood. As such, the film industry would not only have a significant affect on the delivery of entertainment but would also greatly affect the built environment. Single-family and multi-family residences sprung up in a variety of styles and forms, and not only did housing aim to meet the need to provide people with shelter, but it also was stylistically influenced by the film industry. Fictional movies such as the *Mask of Zorro*, coupled with the perceived marketing need to establish a historically-rooted architecture to booster regional identity and sales

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<sup>42</sup> Los Angeles Public Library Photo Collection.

<sup>43</sup> Chattel, Inc., 32.



resulted in a uniform, yet unique form of regional architecture. The high volume of buildings designed in the Spanish Colonial Revival speaks to this idea. Some buildings employ more detailed elements such as arched entryways, plaster moldings, and wooden balconies, while others simply exhibit a red tile roof and a stucco finish. Regardless of the level of detail applied to a building, the Spanish Colonial Revival grew to become an architectural style synonymous with Hollywood.<sup>44</sup>

In Hollywood, this population growth would also result in more dense commercial development along Hollywood Boulevard, and “the residential cross-streets to the north and south began to be developed with increasing density. New residential housing began to populate these streets, including apartment houses, residential hotels, and bungalow courts.”<sup>45</sup> During this time, bungalow courts became popular residences for vacationers, middle class and working class families, and senior citizens, as well as those employed in the film industry.<sup>46</sup>

### ***Bungalow Courts: Origins, Definitions and Development***

Bungalow courts were first seen in Pasadena, before proliferating in Hollywood in the 1920s, but where did their form originally come from? Bungalow courts have been celebrated as an architectural typology that has grown to symbolize Los Angeles from both a social and aesthetic perspective. However, to understand their significance it is crucial to look back at how this form came to Southern California. Although there is no singular, definitive answer to how the bungalow court emerged in southern California, it is useful to begin with analysis of its taxonomy. Thus, the marriage of “bungalow” and “court” should be reviewed.

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<sup>44</sup> Fu.

<sup>45</sup> Fowler.

<sup>46</sup> Lazzaretto, 53.

## Bungalow

Numerous accounts point to India as the bungalow's semantic and architectural country of origin. British colonists in India during the 17<sup>th</sup> century recognized the "Bengali" as a thatched, one-story, open-floor-plan structure. It was seen as an ideal informal, simple, temporary, climate-responsive structure (e.g. passive ventilation and eaves for shade) that were easily replicable and that were constructed of local, readily available - vernacular - materials. According to Anthony King, "the bungalow was a product of cultures in contact, an indigenous mode of shelter adapted for Europeans living in India." Further, as stated by King:

*If the development of the modern bungalow had taken place in Britain, then it certainly matured in the USA. Here, in a way that is only now being realised, its significance was immense. As in England, it was not only a precursor of the contemporary purpose-built vacation home; of more economic and social importance, it was instrumental in the development of the modern mass suburb. The prototype for this, the 'fragmented metropolis' with its tens of thousands of low-density, single-family dwellings, was Los Angeles: it is therefore no coincidence that something called the 'California Bungalow' developed in the early years of this century as a new and distinctively modern home.<sup>47</sup>*

As such, the Gold Rush, the 1850 State of California incorporation, and the 1885 completion of the transcontinental railway, resulted in "the first real influx of population."<sup>48</sup> It was out of this burgeoning late 1800s context, that bungalows emerged in southern California, and quickly dispersed throughout the regional landscape, eventually spreading across the nation as well.

Like the Bengali structures, from which their name was derived, bungalows were generally one story and consisted of informal, relatively open floor plans. Early bungalows were also constructed of materials consistent with the design vocabulary of the Arts and Crafts

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<sup>47</sup> King, 127.

<sup>48</sup> King, 130 -140.



movement, and Gustav Stickley's *Craftsman* periodical was an instrumental resource in transmitting the ideals of bungalow living to both local and national audiences. Bungalows were advertised as matching the vernacular ideals of handicraft with the need to house an exponentially growing population.<sup>49</sup>

### *Bungalow Courts Origins*

By the turn of the century Southern California's "largely rural" landscape was transformed "into a tourist paradise," as land subdivisions were carried out to satisfy demand created by advertising, and film. By the late 1910s, the "entrenchment" of the film industry "reinforced the region's reputation as a generative source of the American and, by extension, universal urge to pursue a life of leisure," and the form of bungalow courts speaks to this ideal. The presence of an interior court or garden space, "liberated" the resident "from the confines of indoor domestic conventions." While the architectural styles tended to speak to the historically inspired, yet fanciful influence of the film industry.

As stated in one account, by 1915 "tourists [would] flock to Los Angeles in greater numbers [while the] *permanent* population [would increase] by leaps and bounds, [but] *both* classes called hither' by the region's charms. Frequent mentions of a 'temporary,' 'floating' or non-permanent population – estimated to be as high as ten to thirteen percent of Los Angeles's total population in 1925 – were common in the first decades of the twentieth century in southern California."<sup>50</sup> Thus, bungalow courts initially responded to the needs of transient occupants, while eventually also responding to the needs of permanent residents. Further, the

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<sup>49</sup> King, 133.

<sup>50</sup> Gish, 51. cited from 127 Booklet, North American Press Association, "Handbook of Southern California..." 1915

courtyard space within bungalow courts took advantage of the Mediterranean Southern California climate.

#### Pasadena

It was in this context of urban growth that bungalow courts were born. Bungalow courts are often defined as the marriage of individual bungalows with the pleasant design concepts of the Spanish courtyard. It was in 1909 that Sylvanus Marston became the person often credited with as inventing the first bungalow court: St. Francis Court in Pasadena. While later courts, particularly those built after 1920, were advertised as being affordable and relatively easy to construct, St. Francis was a particularly highly crafted court.

This court, unlike later court examples, was not intended to address the housing needs of the growing population, but was rather meant to cater to “well-to-do tourists” evidenced by the fact that it was “complete with Tiffany lamps and Stickley furniture.”<sup>51</sup> One year after the construction of St. Francis Court, Bowen Court was built as “the first of the bungalow courts intended for affordable housing for permanent residents, in contrast to its predecessors that were constructed for tourist clientele.”<sup>52</sup>

#### Theories

In *Pocket Neighborhoods Creating Small-Scale Community in a Large-Scale World*, Ross Chapin, provides a hypothesis regarding the tourist-based origins of bungalow courts: “the idea of a bungalow court may have derived from East Coast resort communities such as Oak Bluffs... where tents and cabins were organized around a central commons.” However, he

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<sup>51</sup> Chapin, 46.

<sup>52</sup> Lazzaretto, 45.

also states that bungalow courts “may have been a natural merging of the popular Craftsman bungalow home with the historic Spanish Mission courtyards of the region.”<sup>53</sup>

In Christine Lazzaretto’s University of Southern California Master of Science in Heritage Conservation thesis “The Bungalow and the Automobile: Arthur and Alfred Heineman” she affirms the hypothesis presented by Chapin, detailing the precedent found in small cabins on the east coast that were organized around a courtyard, and asserting that the “first bungalow courts sprang up in response to the influx of early twentieth century visitors who had either tired of the resort hotels, wanted more affordable accommodations, or were looking for a home-like environment in which to spend the winter months.”<sup>54</sup>

When observing early bungalow court examples such as St. Francis or Bowen, the association with “the Spanish House around a patio” married with the Craftsman bungalow is often described.<sup>55</sup> However, as researched by Todd Gish, the origins of bungalow courts, although heavily influenced by the success of Marston’s designs, can be observed before 1909. The intent of Gish’s research is to step back and “place [the evolution of bungalow courts] in the context of [a] vernacular building tradition already underway in the region.”<sup>56</sup>

### *Los Angeles*

Gish is the leading scholar on the origins of Los Angeles bungalow courts - both socially and architecturally in his article for the University of Southern California on behalf of the Historical Society of Southern California, “Bungalow Housing in Los Angeles, 1900 – 1930 Top-down Innovation? Or Bottom-up reform?” and in his Phd. dissertation, *Courtyard Housing in*

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<sup>53</sup> Ibid.

<sup>54</sup> Lazzaretto, 36

<sup>55</sup> Gleve, 70.

<sup>56</sup> Gish, 366.

*Los Angeles*, he explores the multidimensional origins of the bungalow court. These two works declare that “the bungalow court is Los Angeles’ best-known multi-family dwelling type from the early 1900s” and is an architectural typology that “epitomizes urbanizing southern California in that heady era,” and examine the evolution of multi-family housing.

#### *Multi-family Housing Conditions*

As the population began to steadily increase in the early 20<sup>th</sup> century, many single-family lots would begin to be filled with additional dwelling units, in a seemingly haphazard way. These additional units were not “purpose-built,” but rather were housing accretions that resulted as the need to provide cheap, quick shelter increased. This development resulted in a wave of “house courts” whose only objective was providing housing at an inexpensive cost, and in a way that would create revenue for the property owner. Thus, architectural style and construction quality was not of importance, as these courts were typically “comprised a single lot crowded with one-story wood or tarpaper shacks, either joined or freestanding” where “sanitary facilities were minimal, drainage was poor, and provision of light and ventilation was irregular at best.”<sup>57</sup>

However, in 1906, the negative aspects of these “derelict” court-like properties - including overcrowding and sanitation issues - factored into the creation of the Los Angeles Housing Commission (LAHC). This commission was “established as a quasi-municipal body” that would act as “the first local organization dedicated to multi-family housing.”<sup>58</sup> As stated in Gish’s *Building Los Angeles*, by 1913, “the LAHC estimated nearly 10,000 people, both citizens

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<sup>57</sup> Gish, 48.

<sup>58</sup> Gish, 47.

and immigrants, white and racial minority, were jammed into courts [,and] two years later, that number had grown to 16,000" (Gish, 48). In response to these poor conditions the city's first housing ordinance, "The House Court Ordinance" was passed in 1907 with the goal of "improving minimum standards in house court construction."<sup>59</sup>

Thus, the LAHC responded to the negative - poorly built and often derelict – aspects of these properties, while acknowledging that the courtyard form could be a beneficial solution to the exponential need for housing if designed properly. Therefore, "the LAHC approved of them in concept [and] given the actuality of high population growth and often-low wages, this residential paradigm – if properly executed – offered what many thought was a good compromise between the reality of urban density and the vaunted ideal of private domesticity." Consequently, a set of policies was adopted to eradicate the negative aspects of makeshift house courts through the encouragement of "purpose-built, well constructed ... freestanding cottages bounding a central open space."<sup>60</sup>

Further, the fear of tenement overcrowding which existed in places such as Manhattan encouraged developers to approach southern California housing in a progressive, reform-like, yet investment-conscious manner.<sup>61</sup> Thus, the bungalow court emerged as a typology that married the ideals of single-family bungalow living with the benefits of multifamily courtyard living. As such, bungalow courts were a relatively inexpensive way for developers and landowners to build anywhere from three to twenty five units on just one or two parcels. The

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<sup>59</sup> Gish. 48.

<sup>60</sup> Ibid.

<sup>61</sup> Ibid.

primarily single story nature of courts, contrasted to apartments, was one element that kept their cost of construction down.

From the consumer perspective, bungalow courts were also ideal environments that aesthetically resembled single-family residences (particularly from the street), while also providing a communal, often landscaped setting. In "Diversifying Suburbia: Bungalow Courts of Spaces of Social Transformation," Renê Davids states that bungalow courts were celebrated for the fact that they "did not conform to the prevailing stereotype of the suburb as a collection of identical single-family houses, inhabited by racially and economically uniform nuclear families,"<sup>62</sup> but rather contributed to a more democratic and diverse environment.

Therefore, bungalow courts can be seen as fitting into a wider narrative that extends beyond their well-documented Pasadena Craftsman-style origins. The need for housing reform, in conjunction with social and historically rooted precedents, was also a factor in the rise to the hybrid-natured bungalow court, as the bungalow court was "a better-built, better-known offspring" of the house court, and was a smaller version than single-family Spanish courtyard homes. Further, the bungalow court was a denser translation of single-family bungalows. As such, the typological form of bungalow court roots originated earlier than 1909, "as *both* a bottom-up improvement to the problematic house court, and a top-down, more affordable variant of the rental [tourist] cottage."<sup>63</sup>

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<sup>62</sup> Davids, 459.

<sup>63</sup> Gish. 97.

## *The Spread of the Bungalow Court*

The proliferation of bungalow courts throughout Los Angeles, "met real needs of a burgeoning population... and the success of the form comes, in part, from the ease with which it could adapt to a lot dimensions."<sup>64</sup> According to Chapin, "the early courts dating from 1910 – 1916, were mostly built in a 'U' pattern on lots with a frontage of 150 ft. or more and a depth as great. This allowed for a central garden space 50 ft. wide, with room for porches, small private yards, and significant landscaping in the shared court." However, "as land prices increased after World War I [1918], the courts were built on diminishingly narrower lots, to about 75 ft. wide, with the common space taking up the slack" (46). The decreasing availability of cost efficient material, due to demand, also resulted in the diminishing amount of architectural detail. Further, by the 1920s, more and more bungalow courts were comprised of attached units, and half-court varieties even emerged.<sup>65</sup>

## *Boosterism and the Press*

The appreciation for bungalow courts can be seen in this *Building Age and National Builder* quote from 1924:

*'You should see our grand bungalow courts!' boasts the Californian, on his trip East. 'The real estate crowd out our way invented and built them. They rent them at huge profits, and often sell them to an investing individual who likes to play the role of an old-time baron and feudal lord.*

*They're great to live in, these courts. Apartments can't hold a candle to 'em. They're cropping up like mushrooms. As bachelor quarters and homes for single or professional women, or for elderly people whose children have established themselves, to say nothing of honeymooners, these courts can't be beat!'*<sup>66</sup>

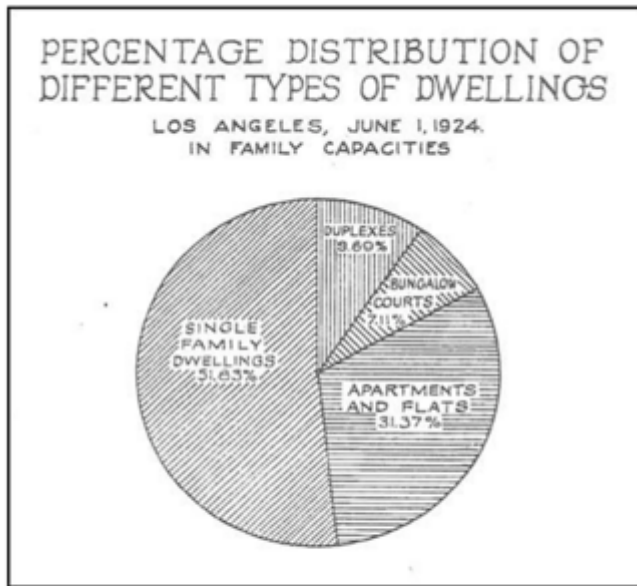
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<sup>64</sup> Chapin. 46.

<sup>65</sup> Polyzoides.

<sup>66</sup> Harold Hawkins. "Profit in Bungalow Courts." *Building Age and National Builder* (1924-1929) 46, no. 11 (Nov 01, 1924): 92. <http://ezproxy.cul.columbia.edu/login?url=http://search.proquest.com.ezproxy.cul.columbia.edu/docview/853842539?accountid=10226>.

Various building publications and newspapers, including the *Los Angeles Times*, lauded bungalow courts as a clever solution to the needs of both resident and developer, and were thus instrumental in fueling demand, but bungalow court manufacturers were also instrumental in spreading the concept of bungalow courts to developers, and home owners.



**Figure 11.** Dwelling units by type, 1924.

This calculation of the city of Los Angeles's housing stock by the Eberle Economics firm quickly shatters the notion of a city of single-family houses. (Eberle Economics Service, newsletter.)

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### Manufacturers

Companies such as Pacific Ready-Cut Homes were the driving force behind the construction of and spread of bungalow courts throughout Los Angeles. Pacific Ready-Cut Homes was a company based in downtown Los Angeles that existed from 1909 to 1940, and featured bungalow courts in their housing kit catalog. Developers often purchased these bungalow courts and then rented the units. (Single-family bungalows were found within the pages of kit home catalogs in the same period.)

<sup>67</sup> Gish. "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900—1936," 125.



Although not all bungalow courts were derived from kits, kits were a significant contributor to the diffusion of courts as a model for mass-produced, relatively inexpensive housing. Further, since many bungalow courts were purchased through a catalog, they were not designed or constructed by architects, but were built by hired contractors. The impact of Pacific Ready-Cut Homes on the environment is evidenced in the fact that "from 1908 to 1940, Pacific Ready-Cut sold 37,000 ready-to-assemble homes based on 1,800 plans, plus some custom-designed ones, as practical California bungalows replaced fancy Victorians. Although most of the company's houses were one story, it also produced two-story homes, duplexes, bungalow court apartments, hotels, gas stations and offices."<sup>68</sup> Companies such as Sears provided similar housing services to those of Pacific Ready-Cut Homes.

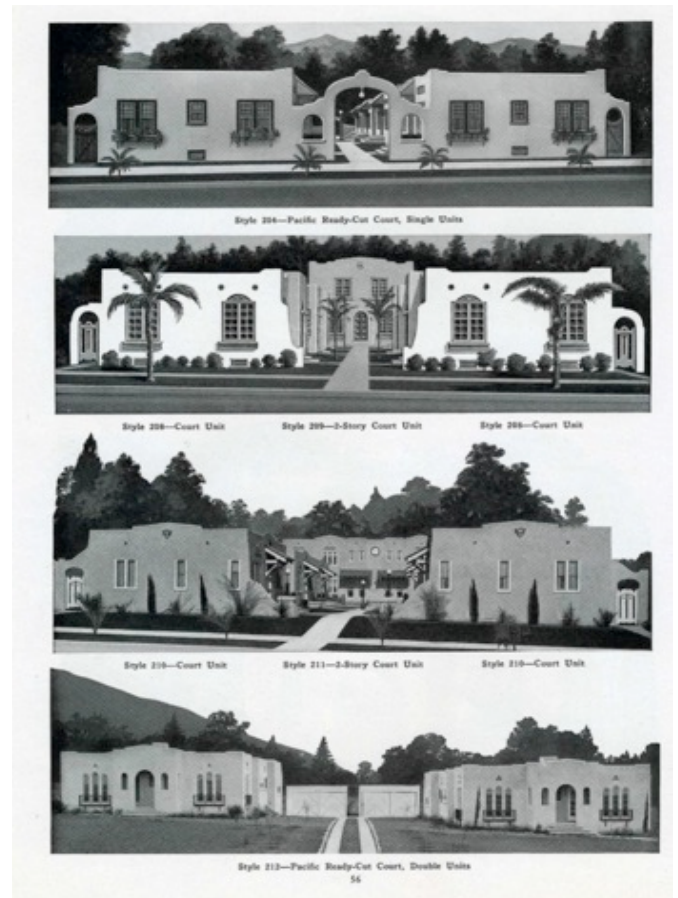
The homes within these catalogs, and the homes being built throughout Southern California, responded to the regional affection for period revival styles. After World War I, for instance, California was revisiting what it meant to have a unique identity, and choose to reflect on its Spanish heritage as an instrument to do just that. The film industry was also extremely influential in increasing the public's awareness and interest in "Spanish" culture, and architects took advantage of this interest. Thus, the architectural layout of missions and ranchos that "were organized around a central courtyard, with open arcades and verandas facing the communal space," also influenced the development of the bungalow courts.<sup>69</sup>

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<sup>68</sup> Gayle Pollard-Terry. "12,000 easy pieces." Los Angeles Times. Accessed November 2015, <http://articles.latimes.com/2006/jul/16/realestate/re-kit16>

<sup>69</sup> Lazzaretto, 36,

Further, according to Karen Marie Cobo's thesis "California Bungalow: Landscape of Changing Values," bungalows were "nestled into the region's booster theme of sunshine in a paradise only to become a symbol of its ironic image manipulation."<sup>70</sup> Although bungalow courts were designed in a variety of styles, including Craftsman, Tudor Revival, and Storybrook, many of the bungalow courts in Los Angeles were designed in the Spanish Colonial Revival style, due to the aforementioned social climate, but also because of material availability, as the cost of stucco was far less expensive than redwood veneer.<sup>71</sup>



<sup>70</sup> Karen Marie Cobos. "California Bungalow: Landscape of Changing Values." Order No. 1384627, California State University, Fullerton, 1997, Accessed November 2015, <http://ezproxy.cul.columbia.edu/login?url=http://search.proquest.com.ezproxy.cul.columbia.edu/docview/304411845?accountid=10226>, ii.

<sup>71</sup> Fu.

*Bungalow Courts in Hollywood*

Between 1910 and 1920 Hollywood's population would continue to increase from 5,000 to 36,000, and by the end of the 1920s, the population would reach 50,000. As Todd Gish reports, "by the mid-1920s, about half of the city's housing stock was in multi-family units, and their design, construction, sale and operation became a major force in the local economy."<sup>72</sup>

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<sup>72</sup> Gish, *Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1935*. x.



**Figure 10.** New residential construction by type, 1900-1930 (intermittent).

This sampling (sporadic due to limited availability of data) of projected costs noted on new building permits is another indication of a significant proportion of Los Angeles's housing units in multiple dwellings, especially as the city grew during the early twentieth century. (Annual reports of the Los Angeles Superintendent of Buildings and Building and Safety Commission.)

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In the City of Los Angeles, the "first housing survey in 1906 found 68 courts; in 1910, 260 courts; in 1913, 621 courts; and in 1915, 1,202 courts were counted." Gish continues stating "nearly ten thousand people inhabited 621 courts in 1913, and over sixteen thousand the 1,202 courts two years later."<sup>74</sup>

<sup>73</sup> Gish, 123.

<sup>74</sup> Gish, 122.

As stated in one account, “despite the pervasive American ideal of single family ownership evidenced at the turn of the twentieth century, there was nonetheless, a growing trend in large cities across the nation towards people living together in collective dwelling arrangements.”<sup>75</sup> Prior to the Civil War, living in an attached multi-family home was “unthinkable,” and the ills of tenement housing on the east coast didn’t help the case for increased residential density. However, “following the rise in costs of urban land that followed in the wake of the Civil War, collective living arrangements became more socially acceptable.”<sup>76</sup> Thus, the exponential growth in population, the advent of the electric streetcar, the need for housing reform, and the influence of the film industry, resulted in a greater need for housing in Los Angeles.

Although “early land subdivision in southern California favored the single-family dwelling,” and detached single-family homes were still being constructed, the bungalow court emerged as a unique, strategic multi-family housing alternative that began to dot Hollywood.<sup>77</sup> Bungalow courts were attractive for a multitude of reasons, including the fact that unlike many examples of multifamily dwelling throughout the United States (e.g. tenement housing in New York City) there was no negative “stigma attached to living in them,” and by 1910 bungalow courts proliferated throughout Hollywood.<sup>78</sup>

### ***Hollywood Bungalow Court Taxonomy and Defining Features***

Within Hollywood there are over 40 different types of plan configurations that make up the over 400 bungalow courts. However, even with this diversity in general form, bungalow

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<sup>75</sup> Chattel, Inc., 37.

<sup>76</sup> Ibid.

<sup>77</sup> Polyzoides, 12.

<sup>78</sup> Ibid.

courts are a recognizable building typology. Why is this? This recognizable quality is due to presence of three distinguishing attributes, and thus the following three elements that must exist for a building or set of buildings to be considered a bungalow court.<sup>79</sup>

### *Necessary Attributes*

The following attributes were generated based on historic research, supplemented by the original survey conducted for this thesis. First, to be considered a bungalow court, there must be at least three detached or attached units that face a private shared open space. This open space may be a highly designed landscaped area with a central walkway that goes through the units, or it might be as simple as a central cement sidewalk. However, the main objective is that while front units may face the street, the entrance to rear units faces inward towards the shared open space, creating a sense of enclosure. Bungalow courts can be whole courts, where units surround the open space in a U or L-like plan, or they may be half courts, where the units are adjacent to and facing the open space.

Second, bungalow courts must be composed of a unifying style. While the majority of bungalow courts in Hollywood are designed in variations of the Spanish Colonial Revival style that is not a requirement to be considered a bungalow court. The crucial part is that all units share the same stylistic vocabulary so that all are recognizable as part of the larger court.

Third, bungalow courts must be purpose-built. Unlike early courtyard housing lots that were the result of accretions of detached units that were built over time, and eventually

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<sup>79</sup> Refer to the Appendix for a graphic list of the various Hollywood bungalow court plan types.

resulted in a courtyard like lot atmosphere, to be considered a bungalow court the court must have been built with the original intention of being a court.

In addition to the required bungalow attributes summarized above, the following elements are the most common ways that the above elements manifest themselves as a bungalow court.

#### *Plan configuration*

The plan configuration – the combination of units surrounding, or adjacent to a central open space - is the most significant attribute, and therefore the fundamental character-defining feature of a bungalow court. Without this easily identifiable plan,<sup>80</sup> the property loses integrity and the property's significance as a representation of a bungalow court is diminished.

#### *Common Open Space*

All bungalow courts must have open space in between or adjacent to the units, with all of the units entrances facing this open space. This open space can manifest itself as a designed central landscape with a pathway, or may be as simple as a central cement walkway. In some cases this central space is a driveway where residents can park their cars near the entrance of their units.

#### *Height and massing*

Bungalow courts can be all one story, all two stories, or a combination of one- and two-story heights. The majority of bungalow courts are composed of units that are all one story, or composed of one-story units in the front with a two-story building at the rear.

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<sup>80</sup> If not identifiable from the street, it should be identifiable by aerial.

### Lot Size

Bungalow courts, like many single-family homes, were generally built on a typical 50' by 150' parcel; however, some were built on larger parcels, and some were even built on a grouping of two parcels.

### Architectural Style

Early examples of bungalow courts constructed before 1920 were built in the Craftsman Bungalow style, but after the 1920s due to influences such as the film industry,

*it was just as common for buildings arranged in a courtyard configuration to be built in the period revival styles then also popular for residential construction... Many buildings employed an idiosyncratic mix of elements borrowed from the Spanish Colonial, Mediterranean Revival, and Pueblo Revival styles. Typical of these buildings were parapet roofs and stucco covered wall surfaces adorned with terra cotta details....<sup>81</sup>*

As such, there is no prescriptive style that directly corresponds with bungalow courts. For instance, early bungalow courts can be found in the Craftsman style, and often include more architectural details, while the vast majority of Hollywood courts built in the 1920s were some variation of Spanish Colonial Revival. Mission Revival, Tudor Revival, Streamline Moderne, Colonial Revival, and Minimal Traditional or a combination of styles, can be seen throughout Hollywood's bungalow courts.

### Service Zone for Automobiles

While early courts in locations such as Pasadena are identified with the presence of service zones for automobiles, such as a central driveways or side alleys that led to a rear parking lot, many of the bungalow courts of Hollywood do not have on-site parking or on-lot

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<sup>81</sup> Chattel, Inc., 47.



vehicular access. Some residents have to park on the streets, while some bungalow court properties have rear, middle, or side alley parking.

### *Number of Units*

Although bungalow courts are generally six to twelve units, “the density depended on how many lots the collection occupied,” and on the size of individual lot.<sup>82</sup> Hollywood bungalow courts surveyed have unit counts ranging from three to around twenty.

### ***Bungalow Courts Today***

Bungalow court construction would pretty much cease by the Great Depression, “and by the time the economy kicked back in after World War II, the American Dream had changed its tune and the bungalow court was all but forgotten.”<sup>83</sup> However, since that time bungalow courts have remained a viable part of Hollywood’s housing repertoire, and the courts that remain speak to a crucial period in the development of Hollywood.

But even though bungalow courts are a unique architectural typology with significant associations with the development of Hollywood, they are gradually disappearing and thus becoming increasingly rare. The Serrano National Register designation summarized the current development context by stating that, “with rising land values and intensifying development pressures, low-density multiple family housing in Los Angeles is a thing of the past, and remaining examples are being demolished at an alarming rate. The bungalow court as a housing type is obsolete, and the double lots [and large lots] they occupy are highly appealing

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<sup>82</sup> Some single lots were equivalent in size to two parcels, thus allowing for larger or less dense (per lot size) to be built.

<sup>83</sup> Chapin, 49.

to developers who replace them with multistory buildings with larger units.” But although they are diminishing in numbers,

*...the historic significance of the Hollywood bungalow court has been established with the listing of two such properties in the National Register of Historic Places. In 1998, following the sensitive rehabilitation, the Colonial Revival style St. Andrews Court was listed on the National Register as an excellent example of the bungalow court type. Whitley Court, a two-story Dutch Colonial Revival bungalow court with a large Queen Anne residence at the rear of the property, was listed in the National Register in 2004 for its “relationship to the development and architecture of Hollywood”<sup>84</sup>*

Further, “... despite occasional support from progressive architects, the overwhelming majority of existing courts are seen in the eyes of visitors, architects, and historians alike as modest buildings unworthy of consideration as architecture.”<sup>85</sup> However, bungalow courts are generally modest in nature, and this thesis argues that their modesty in form does not mirror their modesty in significance. Although a once prolific housing type, bungalow courts always stood out as unique forms of housing. While they were often surrounded by single-family homes,

*The court, then, can be seen as a significant alternative to the illusory American dream of the freestanding house (or apartment house) in the landscaped park. And any housing prototype that challenges the American intellectual monopoly of the building in the park deserves careful attention and study.*<sup>86</sup>

Further, many of Los Angeles’ bungalow courts are now gone,

*others have been changed; still more are threatened. Yet, the ones that remain continue to embody all that is quintessentially Angeleno: the promise of a sublime existence in a sun-drenched Garden of Eden filled with orange blossoms and palm trees; the mythology of Los Angeles’s Spanish origins, expressed in place names and building forms: the ephemeral flamboyance of Hollywood and imagery of life as some kind of transitional stage set: the freedom implied in the canonization of the automobile; and the appeal of an undelied speculative frontier capable of bringing instant wealth and well-being within everyone’s reach.*<sup>87</sup>

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<sup>84</sup> Fowler.

<sup>85</sup> Polyzoides, 9.

<sup>86</sup> Ibid.

<sup>87</sup> Ibid.

It is perspectives like this that serve as the foundation for this thesis, and will guide the intent of the coming chapters.

## **CHAPTER IV. MAPPING HOLLYWOOD BUNGALOW COURTS**

### **OVERVIEW**

The history of bungalow courts contributes to a better understanding of their potential significance, but it is crucial to know where bungalow courts are located before a thorough discussion of that significance can take place, and potential preservation strategies can then be proposed and examined. Therefore, to understand where bungalow courts are, it is imperative both to review how bungalow courts have been surveyed and documented in the past and to supplement those surveys with new work to capture any bungalow courts those earlier surveys missed. First, two recent surveys – the “Hollywood Redevelopment Project Area Historic Structures Report Update” (2010), completed by Chattel, Inc. and the “SurveyLA Hollywood Community Plan Area Historic Resources Report” (2015), completed by Historic Resources Group, will be reviewed. That review provides the foundation for the “Hollywood Bungalow Court Survey,” the supplemental survey conducted for this thesis. This chapter will discuss the origins, intent, and methodology of each of these three surveys, and the following chapter, *Managing Bungalow Courts as Heritage*, will examine the survey findings.

The Hollywood Bungalow Court Survey builds upon historical resource survey findings regarding bungalow courts in an effort to providing a more comprehensive understanding of the historical development of bungalow courts in Hollywood as well as the current preservation climate affecting them. Therefore the intent of the “Hollywood Bungalow Courts” survey, and subsequent analysis, is to shed light on how bungalow courts have, and should fit into the preservation conversation within the City of Los Angeles. Are courts that were not listed more likely to be demolished? Are there bungalow court factors that may make them more

susceptible to redevelopment and potentially demolition? This chapter will explore the methodology, scope, and findings presented in the previous two surveys (2010 and 2015), and will also introduce the findings from the Hollywood Bungalow Court survey conducted for this thesis. The next chapter, Chapter V Understanding Bungalow Courts as Heritage, will explore how the significance of bungalow courts has evolved, using the analysis of the surveys' premises, preservation priorities, and assumptions to inform the next chapter, Managing Bungalow Courts as Heritage.

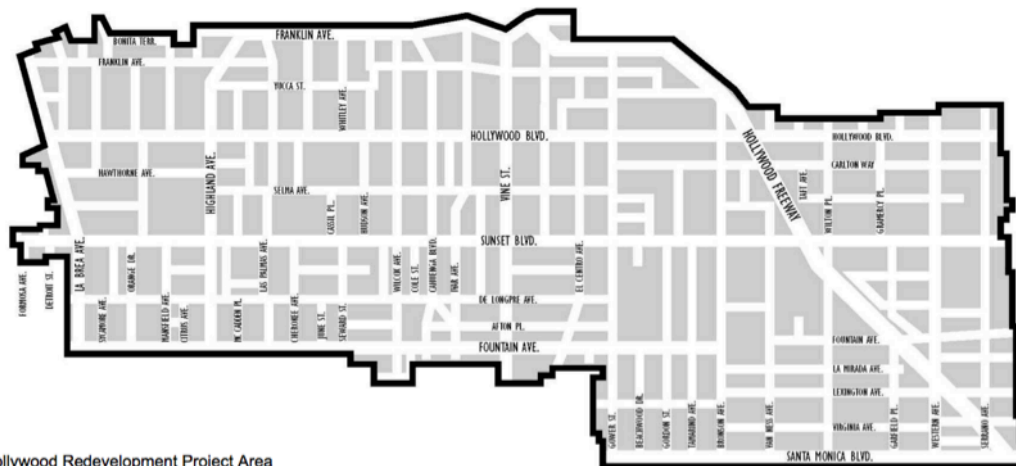
## EXISTING / PAST SURVEYS

Prior to this thesis, there were two substantial surveys that included documentation of bungalow courts: the *Hollywood Redevelopment Project Area Survey Update* (2010), and the *SurveyLA Hollywood Community Plan Area Survey* (2015)<sup>88</sup>, which excluded resources documented in the 2010 survey. The Redevelopment Area boundaries were established in 1978, and per the Community Redevelopment Agency law and the California Environmental Quality Act, a survey of historic resources within it had to occur.<sup>89</sup> Prior to the 2010 *Hollywood Redevelopment Project Area Survey Update* the Hollywood RPA had been surveyed twice before. However, the 2010 survey reviewed all previous surveys and incorporated an updated the earlier data. Thus, while the Hollywood RPA area had been previously surveyed, the rest of Hollywood had not. Therefore, SurveyLA undertook a reconnaissance-level survey for the areas of Hollywood whose resources had not been documented.

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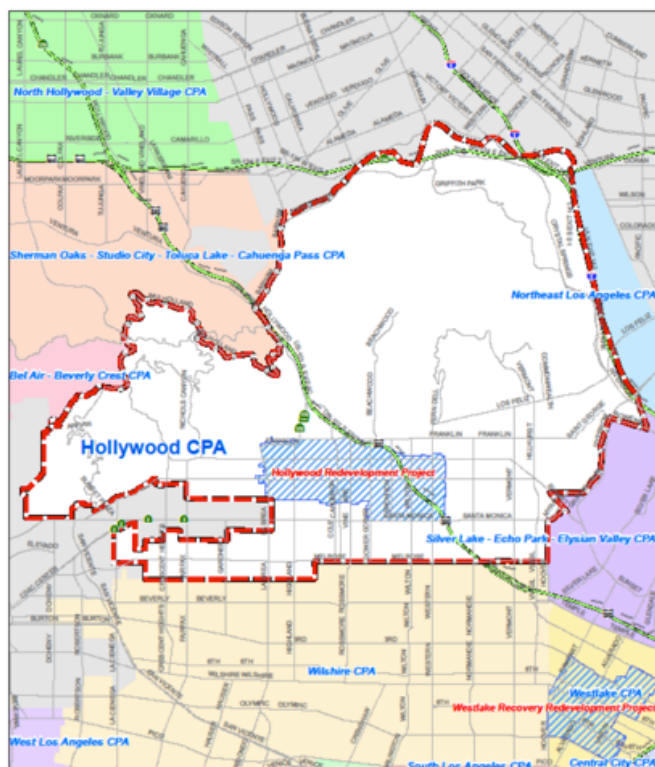
<sup>88</sup> While the findings of this survey were released to the public in 2015, the survey actually took place relatively contemporaneously with the 2010 Hollywood Redevelopment Project Area Survey Update.

<sup>89</sup> Also per a Community Redevelopment Agency contract with the non-profit advocacy group Hollywood Heritage, if a property owner owns a property within these boundaries and applies for a demolition permit, the group is notified and may act to dissuade demolition; this is still the case (but once the CRA is completely dissolved and the area therefore turns under the complete jurisdiction of LA City Planning, this demolition notification may no longer occur per 2016 conversation with Christy McAvoy)



Map 1: Hollywood Redevelopment Project Area

Hollywood Redevelopment Project Area Survey Update boundaries<sup>90</sup>



SurveyLA Hollywood Community Plan Area Historic Resources Survey Boundary (2015), excluding the blue hatched Hollywood Redevelopment Project Area Survey Update portion.

<sup>90</sup> Chattel, Inc.

## ***Hollywood Redevelopment Area Survey Update (2010)***

### *Overview*

In February 2010, the *Hollywood Redevelopment Project Area Survey Update* was completed. This survey emerged as part of a 2009 legal settlement between the Community Redevelopment Agency (CRA) and Hollywood Heritage, based on Hollywood Heritage's assertion that the CRA wasn't following survey and mitigation procedures mandated by the California Environmental Quality Act (CEQA). CEQA is a California law that "has been an effective tool in evaluating the impact of new development on historic resources" and thus "mandates the identification of historic resources [while also mandating] that a project identify the affect of the project on those resources."<sup>91</sup> The historic preservation implications were not being sufficiently implemented prior to 2009, and as stated by Hollywood Heritage, "after repeated efforts ... to integrate CEQA and the planning process in Hollywood to avoid significant impacts, a series of projects approved by the former Redevelopment Agency continued to result in the demolition, inadequate protection, and identification of resources." Hollywood Heritage brought the lawsuit to compel the CRA to comply with CEQA requirements, and the settlement imposed a series of "responsibilities of the CRA (and its successor agencies) [were] designed to protect Hollywood's historic resources through consultation and other means." One of the provisions stated,

*CRA/LA, in preparation of [a] Historic Resources Survey, shall maintain consistency with the City's SurveyLA and its definitions, while using ... efforts to take into account more detailed factual information regarding historical properties within the Hollywood Redevelopment Projects Area. CRA/LA recognizes integrity may be evaluated differently in the Hollywood area due to rarity, property type, or evaluation code, if consistent with SurveyLA standards.*

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<sup>91</sup> Hollywood Heritage Archives. "CRA/LA Lawsuit Settlement and Implementation."

Therefore, although this survey was not part of SurveyLA, the consultants who compiled the Redevelopment Area survey coordinated their approach with that of SurveyLA, with the same goals in mind, to “update historic context statements and field surveys” and to “evaluate properties for eligibility for local, state or national designation to focus effort on preserving those buildings that best illustrate the unique narratives of each community....”<sup>92</sup>

### *Approach*

As such, the *Hollywood Redevelopment Project Area Survey Update*, like the *SurveyLA Hollywood Community Plan Area Survey*, and the rest of SurveyLA, begins with a series of Historic Context Statement and then discusses the various architectural resources that fall within each context. Chattel states “while themes are consistent with those developed for SurveyLA, those significant to Hollywood are given greater emphasis, specifically property types associated with the entertainment context and connected themes as Hollywood is nearly synonymous with this theme.”<sup>93</sup> Unlike SurveyLA, which only documented properties deemed eligible for national, state, or local designation, Chattel documented all properties 45 years of age or older. Thus, this survey documented all bungalow courts and provided status codes for each.

The first context that discusses bungalow courts is the “Residential development, 1911-1945” context, within the “Multifamily Development in Hollywood, 1911 – 1945” theme. This section discusses multi-family apartments, duplexes and flats, and courtyard housing. Bungalow courts fall within the courtyard housing property type.

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<sup>92</sup> Chattel, Inc., 3.

<sup>93</sup> Ibid, 6.



To support the assigned criteria per bungalow court property, Chattel provides a list of eligibility standards and the implications of these standards will be discussed and analyzed in the next chapter, Chapter V. Understanding Bungalow Courts as Heritage:<sup>94</sup>

*"A property is eligible within this context under as a pattern of development (A/1/1) if it:*

- i. was historically used as a courtyard apartment or bungalow court*
- ii. was constructed between 1911 and 1945*
- iii. retains most character defining features of its original architectural style*
- iv. retains required aspects of integrity"*

The following bungalow courts attributes are deemed "character defining features:"

- a. multiple low-scale detached or semi-detached buildings on a single or double residential lot*
- b. typically arranged around a landscaped courtyard or pathway*
- c. one or two stories in height*
- d. designed in a contemporary architectural style, including Mission Revival, Spanish Colonial Revival, Tudor Revival, and Streamline Moderne*

Criteria for integrity mirrored five of the seven called for by the Secretary of the Interior

Standards for the treatment of historic properties: design, materials, workmanship, feeling and location The criteria of setting and association were deemed inapplicable.

### *Findings*

The *Hollywood Redevelopment Project Area Survey Update* documented 59 bungalow courts, and of these 45 courts that were deemed eligible for national or state designation, and local listing. Those deemed eligible often contained the following statement of significance: "this bungalow court appears significant as an increasingly rare example of a formerly ubiquitous property type in Hollywood that represents an important pattern of dense, urban development to accommodate a rapid increase in population. Designed in the [insert bungalow court architectural style], the property exemplifies character-defining features of a

bungalow court including multiple, semi-detached buildings on a single residential lot arranged around a landscaped courtyard.”

### ***SurveyLA Hollywood Community Plan Area Survey (2015)***

#### *Overview*

Administered by the City of Los Angeles Office of Historic Resources, in an effort to “identify and document significant historic resources,” “Los Angeles [in partnership with the Getty Conservation Institute] is taking an important step to protect its rich heritage by conducting a citywide survey, called SurveyLA.”<sup>95</sup> This survey is currently in its final stages of completion and has covered over 880,000 legal parcels, encompassing the entirety of Los Angeles, approximately 469 square miles. Although every parcel was surveyed, only resources that were deemed significantly applicable to a variety of themes related to the city’s growth and development, and whose built date fell within the years 1865 and 1980, were documented. Furthermore, in order to be listed as a historic resource per the methodology of SurveyLA, a property must be related to a particular historic context and theme and be eligible for the National Register, California Register, and/or local listing. Based on these criteria, not all bungalow courts were listed.

#### *Approach*

SurveyLA is employing the National Park Service developed Multiple Property Submission (MPS) approach in which properties are documented based on their relationship to various themes, trends, and patterns of history. These themes, trends, and patterns of history

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<sup>95</sup> City of Los Angeles Department of City Planning Office of Historic Resources. Survey LA. “Project Description.” Accessed October 2015, <http://preservation.lacity.org/survey/description>.

are then summarized into contextual and thematic categories that serve as the framework for including or excluding resources as potentially historical.

Per the contextual intent of SurveyLA, documented (eligible) bungalow courts fall within three primary categories:

1. Context: "Residential Development & Suburbanization, 1850 – 1980"

Sub-Context: "Multi-Family Residential Development, 1910-1980"

Sub-Theme: "The Bungalow Court, 1910-1939."

According to SurveyLA:

*Bungalow courts have particular significance in Hollywood as large colonies of courts were built within blocks of studios, in order to accommodate people working in the burgeoning film industry. These were developed primarily in the 1920s, and reflect the prevalent architectural styles of the period, including Craftsman, American Colonial Revival, and Spanish Colonial Revival. Today, bungalow courts exist throughout the flatlands, usually as isolated examples in single-family or multi-family residential neighborhoods.*

2. Context: "Entertainment Industry, 1908-1980"

Sub-context: "Residential Properties Associated with the Entertainment Industry, 1908-1980"

Sub-theme: "Entertainment Industry Housing & Neighborhoods, 1908-1949"

According to SurveyLA, "this Context/Theme was used to evaluate residential developments that specifically catered to those working in the entertainment industry ... These developments were promoted for their prestige as well as their proximity to the film studios in central Hollywood."

3. Context: "Architecture and Engineering, 1850-1980"

Sub-context: "Mediterranean & Indigenous Revival Architecture, 1887-1952"

Sub-themes: "Spanish Colonial Revival, 1915-1942" and "Storybook, 1919-1949"

### *Findings*

SurveyLA documented 128 national, state, or locally eligible bungalow courts within Hollywood, and of these five courts were listed as individual resources, 118 were listed as multiple properties, seven were listed as contributors to a historic district (two in one historic district, five in another), two were listed as altered-contributors to a historic district, one was listed as a non-contributor to a historic district, and one was listed as contributing to a Planning District (this resource was also listed as a multiple property). In summary, The *Hollywood Redevelopment Project Area Survey Update* and the *SurveyLA Hollywood Community Plan Area Survey* documented 158 bungalow courts in Hollywood, of these 144 were deemed eligible for local, state, or national designation.

## **CURRENT SURVEY**

### ***Hollywood Bungalow Court Survey (2016)***

#### *Overview*

The surveys introduced above provide an initial look at number and character of a sample of existing bungalow courts in Hollywood, and on how these existing bungalow courts are regarded in the current preservation climate. As stated, the *Hollywood Redevelopment Project Area Survey Update* documented all buildings and assigned California Historical Status Codes to each, deeming some buildings eligible and some ineligible for designation or listing. The survey conducted for SurveyLA, in contrast, only documented resources that were deemed eligible. Because both surveys applied integrity-based criteria, albeit in different ways, they did

not document 100% of existing bungalow courts, and they did not document no-longer-extant bungalow courts at all.

The goal of this survey is to provide a more historically rooted, all-encompassing look at Hollywood bungalow courts with the intent of potentially reassessing what it means for a resource to be determined eligible for preservation – particularly at the local level. With this in mind, this survey documented all bungalow courts regardless of pre-established levels of integrity, and used historic maps to document no-longer extant bungalow courts. The next chapter will provide a comparative analysis of the approaches and findings for all three surveys, and the following chapter will apply a synthesis of those analyses to recommend future approaches to managing bungalow courts as historical resources.

### *Approach*

With the goal of documenting all bungalow courts within the entire Hollywood CPA, this survey was conducted using current Google aerials and Street View capabilities. Historic Sanborn maps dating from 1919 to 1950 were also used not only to confirm bungalow locations, but also to document where bungalow court have previously existed and have since been demolished.

For the purposes of the survey, bungalow courts are defined in the same way as they are in the previous two surveys. This survey also incorporates data to explore historical patterns of demolition and survival, while also looking at the contributing factors that may pose a threat to the preservation of bungalow courts in the future. The following attributes were also associated with each bungalow court: year built, plan configuration, number of buildings, number of units, number of parcels, architectural style, and general descriptive notes.

## *Findings*

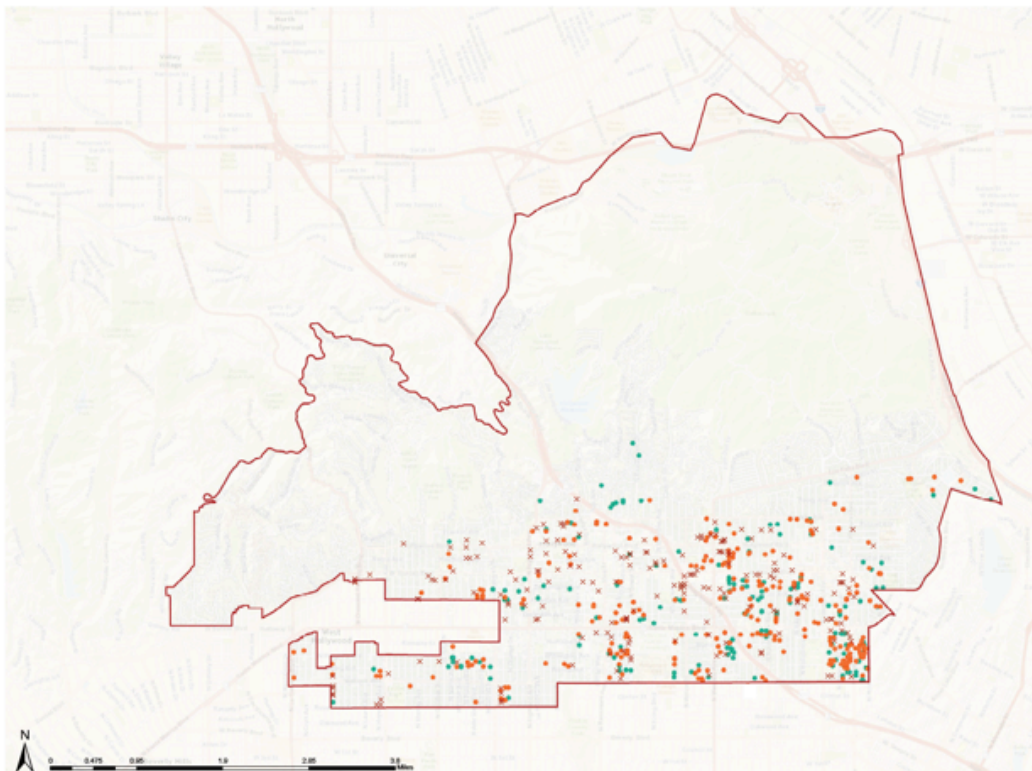
Prior surveys documented 158 bungalow courts in Hollywood. The Hollywood Bungalow Court Survey has documented an additional 299 bungalow courts in Hollywood, thus bringing the total number of bungalow courts within the Hollywood Community Plan Area to 470. The implications of this larger bungalow court population will be discussed in the following two chapters.

The findings generated through this survey can be broken down into a series of maps. The first four maps reveal the distribution of bungalow courts: first, the overall total; second, those added as part of the new survey; and third, those documented by prior surveys; fourth those bungalow courts demolished since 1950, based on 1950 Sanborn map data. The fifth map shows the distribution of bungalow courts by year of construction, and the sixth map shows how existing bungalow courts relate to current zoning. The seventh map shows the distribution of bungalow courts that exist on large parcels, and the final map summarizes bungalow court distribution per plan configuration distribution (attached / detached).

### *All Bungalow Courts – Existing and Demolished*

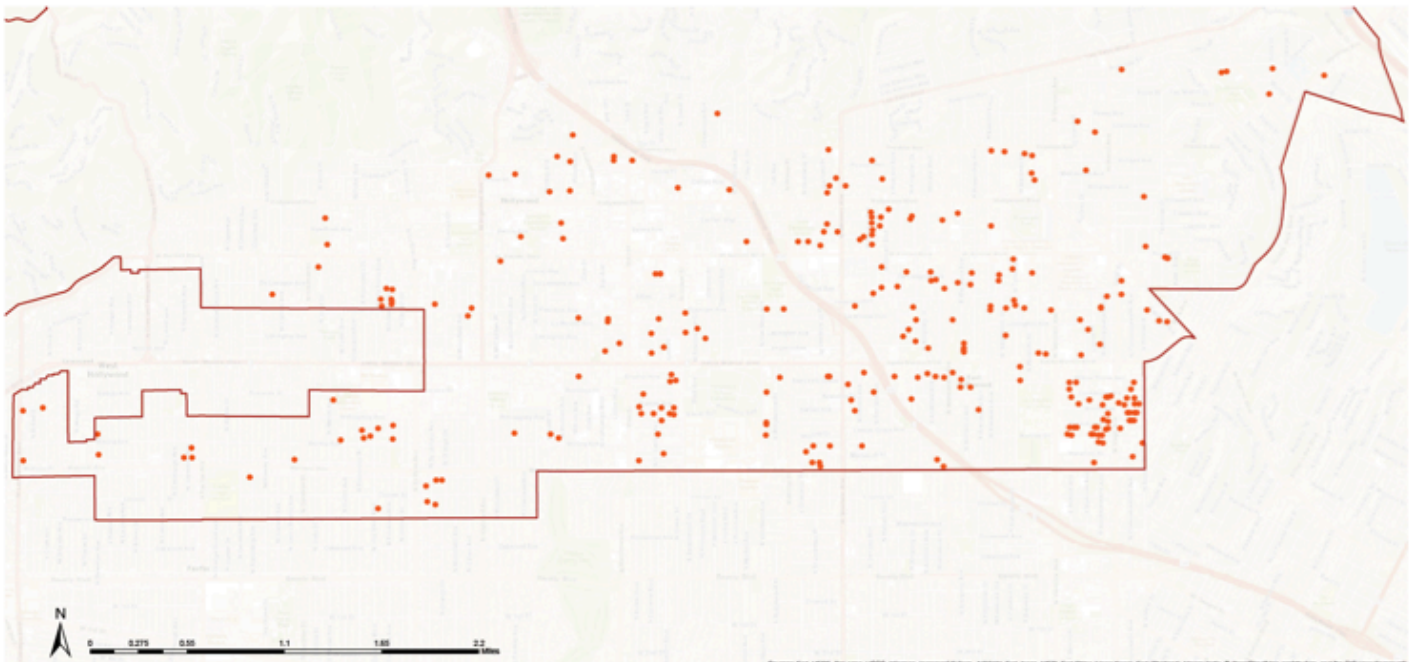
The map below outlines the Hollywood Community Plan Area in red, and shows the distribution of both existing and demolished bungalow courts. As stated in the background chapter, the northern portion of the Hollywood CPA is composed of hills and open space, and most of the bungalow courts are located in the southern flatlands.

The orange dots represent the 299 bungalow courts that were not listed on either one of the two previous Historic Resources Surveys (65% of total existing bungalow courts). The green dots represent the 158 bungalow courts that were previously documented in the last two surveys (35% of total existing bungalow courts), and the red "x"s represent the 195 bungalow courts that have been demolished since approximately 1950 (31% of total (628) bungalow courts). The three maps that follow show each of these bungalow court types – unmarked (orange), marked (green), demolished (red "x") – on their own zoomed-in map.



### *Unmarked (previously undocumented) Bungalow Courts*

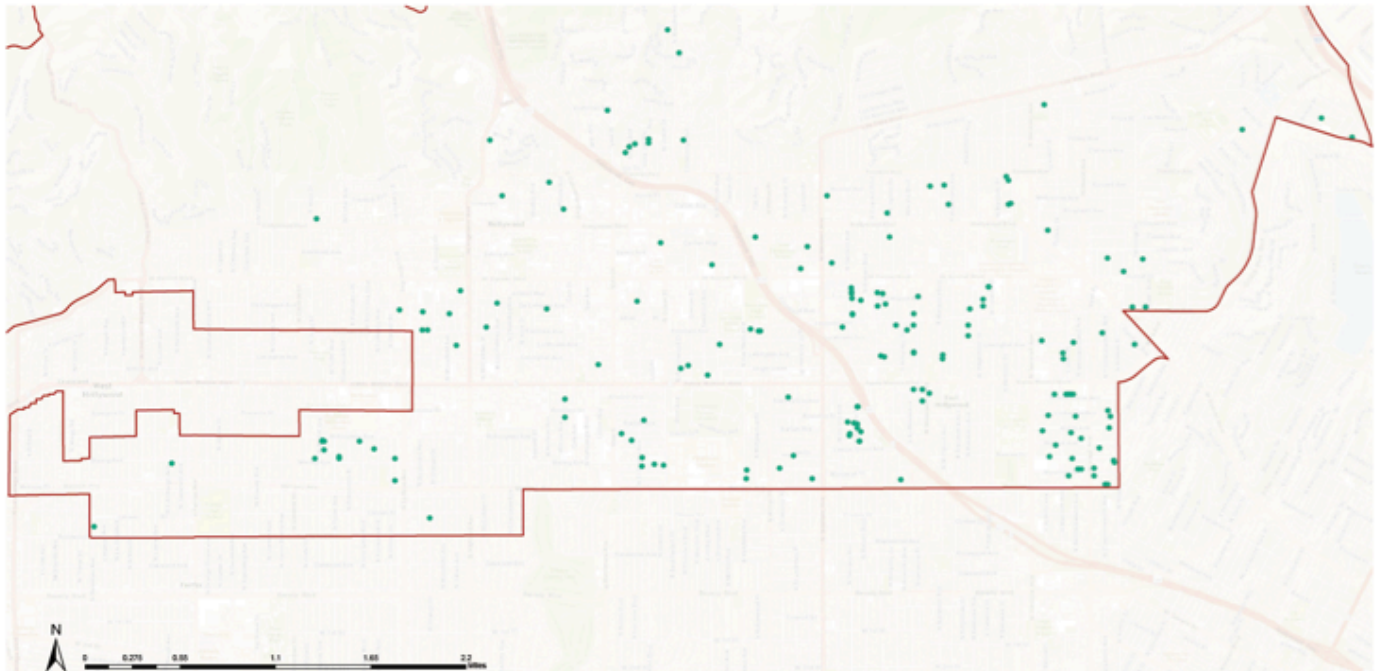
The map below shows the distribution of the 275 bungalow courts that were not documented in the previous surveys. The bungalow courts make up 63% of the total 433 bungalow courts, and although this map reveals that unmarked bungalow courts are generally distributed evenly throughout the southern portion of the CPA, there are some locations with higher concentrations of bungalow courts. The southeastern corner, for instance, has the densest concentration of courts.





### *Marked (previously documented) Bungalow Courts*

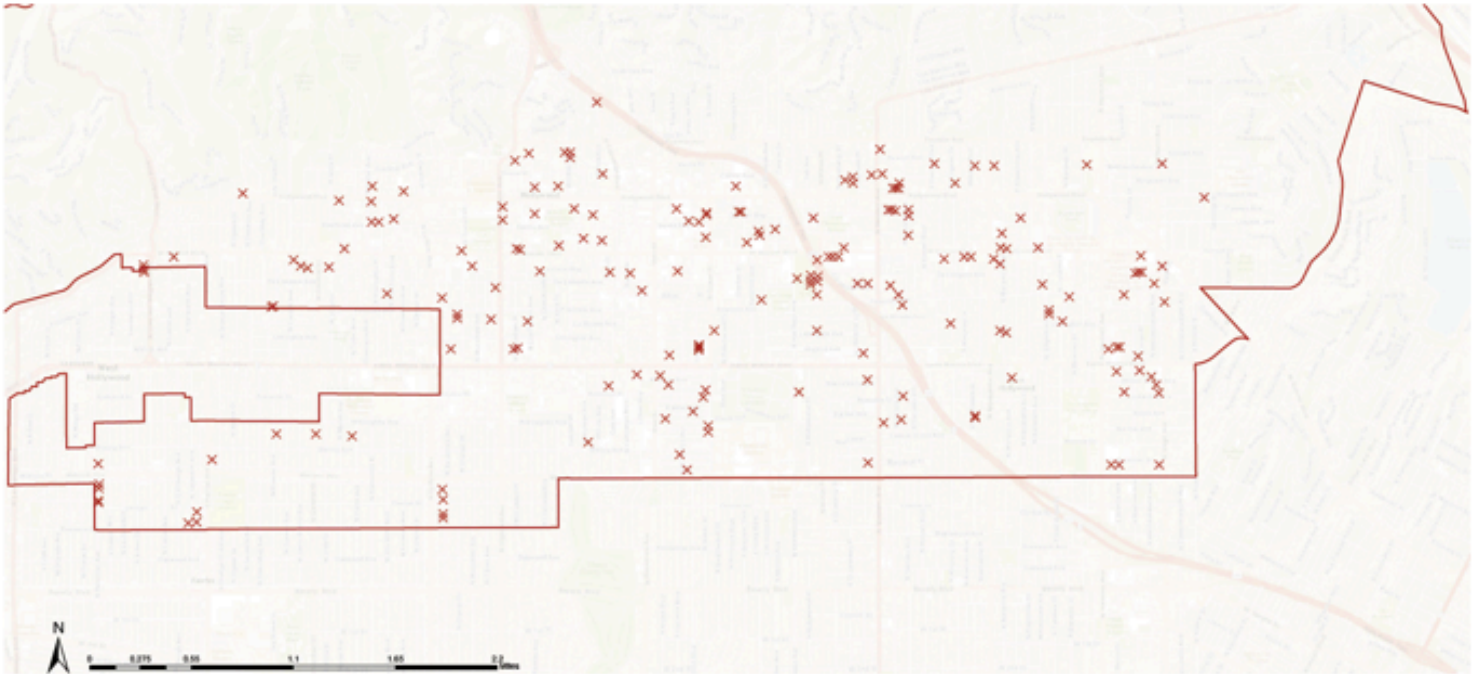
The map below shows the distribution of the 158 bungalow courts that were documented in the previous surveys. These courts make up 36% of the total bungalow court population, and their distribution generally mirrors that of the unmarked courts.



### *Demolished Bungalow Courts (since 1950)*

The map below shows the distribution of demolished bungalow courts per 1919 to 1950

historic Sanborn map data. As of 1950, there were at least 628 bungalow courts in Hollywood, and of those 195, or 31% have been demolished.



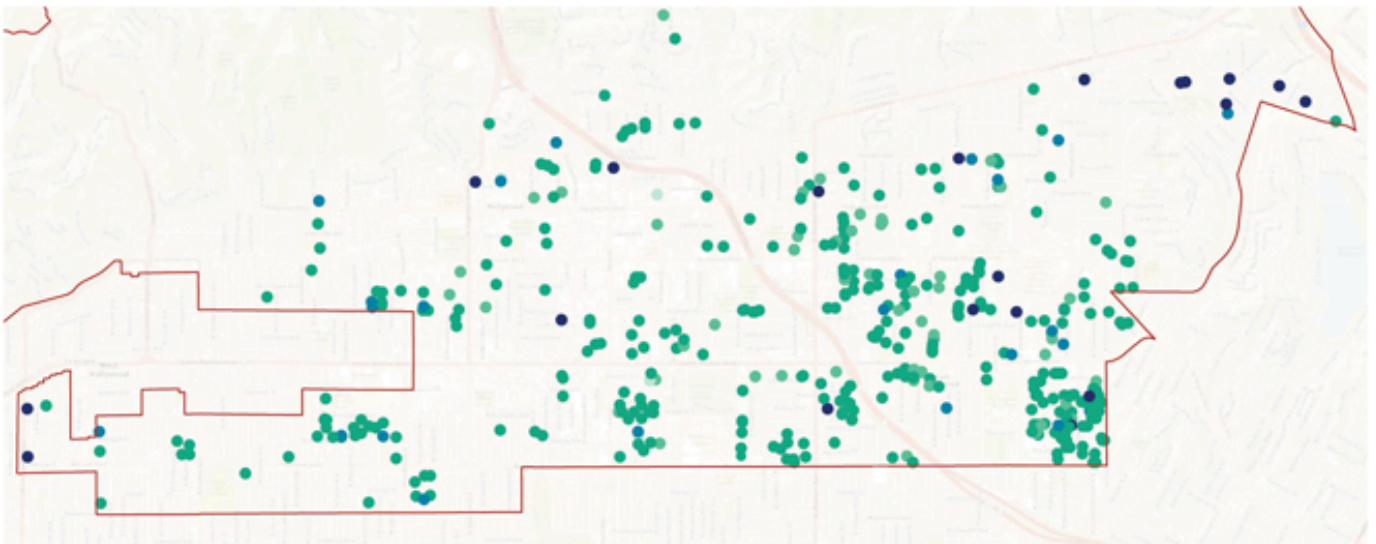
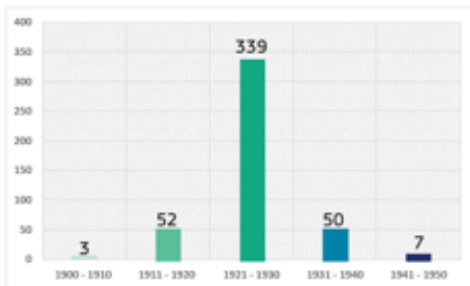
The map below was generated by creating 650' buffer<sup>96</sup> around each of the six major thoroughfares that cuts through the CPA to see if some roads are surrounded by more demolitions than others. The lower map also reveals the higher concentration of demolitions adjacent to the CPA-bisecting 101 Freeway.



<sup>96</sup> 650' was the approximate distance from the center of the road to midpoint between each main road.

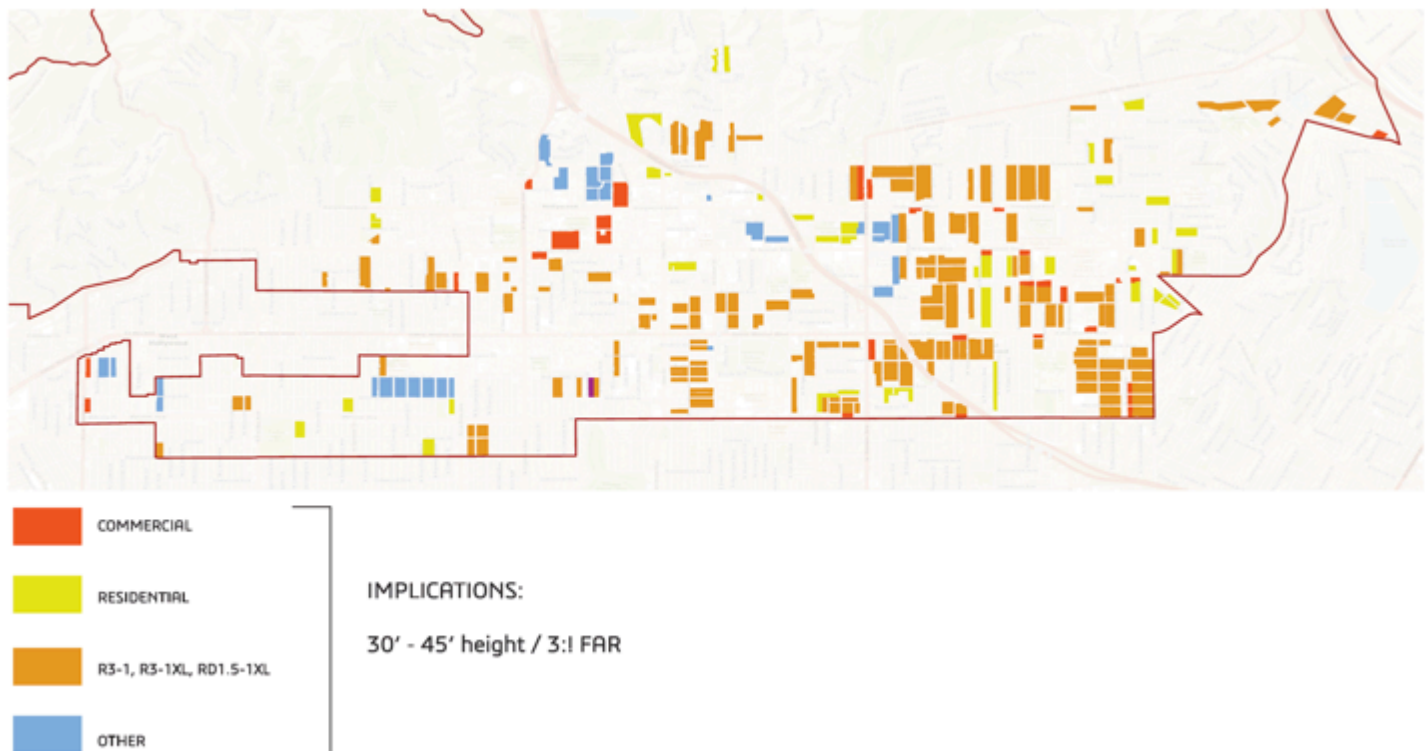
### *Bungalow Courts by Year Built*

The map below shows the distribution of the existing bungalow courts per built date. These built dates were generated by ZIMAS, the City of Los Angeles' online property database, and Los Angeles Building and Safety permit records, and the map reveals that the vast majority of bungalow courts (78%) in Hollywood were built between 1921 and 1930. Therefore this map affirms the historical narrative that the peak and eventual cessation in bungalow court construction by the end of World War II.



## *Bungalow Courts and Zoning*

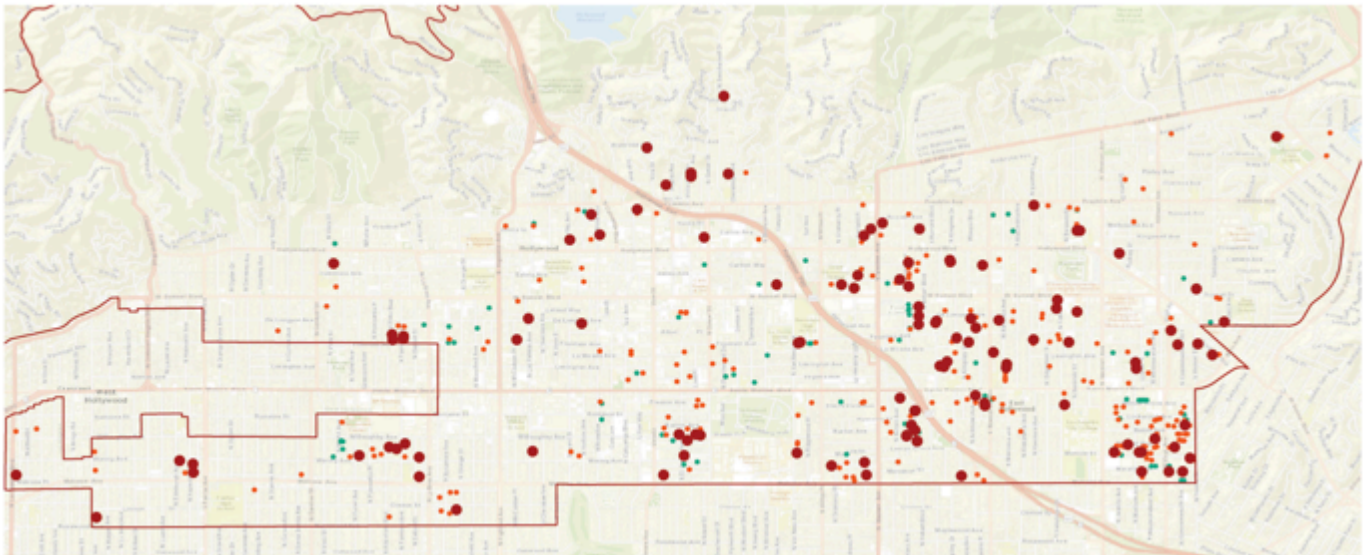
The map below shows how the distribution of bungalow courts relates to zoning. The zoning shown below is clipped to show only blocks that contain a bungalow court. The legend on the left is not all inclusive of each of the City of Los Angeles' zoning categories. As such, for the purposes of this thesis it is important to note that many bungalow courts are zoned residential, with the majority being zoned R3-1, R3-1XL, RD1.5-XL, meaning that property owners have the as-of-right ability to construct a structure up to 45' with an FAR of no more than 3:1. Since most bungalow courts are single-story, or a combination of single and two-story structures, the development potential of this un-utilized surplus FAR could pose a potential threat for the preservation of bungalow courts.





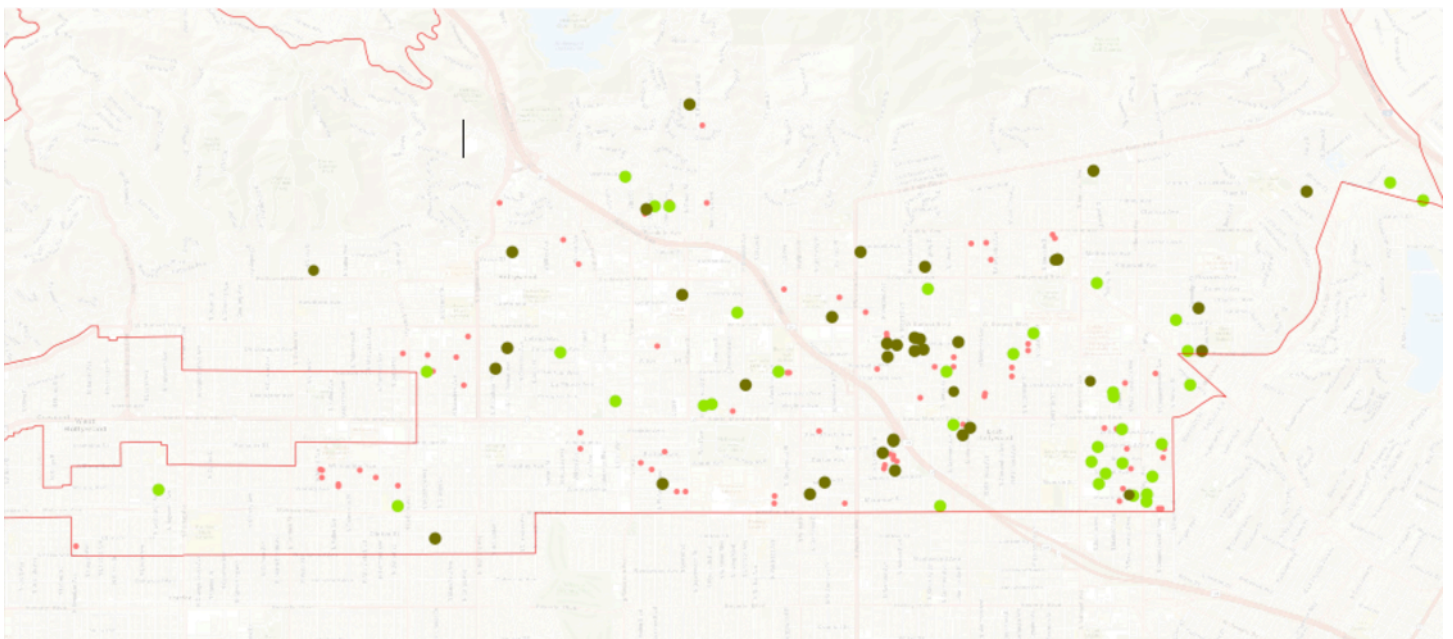
### *Bungalow Courts that are on a Large Parcel*

Bungalow courts that are located on a large parcel or are located on two or more parcels are potentially more susceptible to development pressures. There are 120 bungalow courts (28% of total existing bungalow courts) located on these types of parcels denoted by the large red dots. The orange and green dots show the unmarked and marked courts that are located on a single parcel.



*Bungalow Court Unit Composition (Detached vs. Attached) – only showing eligible bungalow courts*

Bungalow courts are comprised of more than 40 different plan configuration types (refer to Appendix for complete configuration graphic). However, they can generally be divided into courts that are primarily composed of detached units, and courts that are predominantly attached. The implications of detached units versus attached units will be discussed in the Small Lot Subdivision Ordinance section of Chapter VI, but this map provides an overview of the distribution of these plan types. The bungalow courts mapped below are only the 158 courts that were determined eligible for designation per the two previous surveys. The dark green dots symbolize bungalow courts that are primarily detached units (38 or 24%), while the lighter green are a combination of single detached units and buildings composed of more than one unit (37 or 23%). The green dots may also represent bungalow courts with two-story detached units. The smaller red dot represents all of the other bungalow courts, and therefore includes all of the attached unit bungalow courts (83 or 53%).



## CHAPTER V. UNDERSTANDING BUNGALOW COURTS AS HERITAGE

*It is probable that no home-building idea has experienced such a remarkable growth along the Pacific Coast during the past few years as the Bungalow Court. This is especially true with regard to Southern California, for, although this type of home construction is comparatively young, that section is literally alive with novel and attractive courts, built along many different lines. In fact, there is hardly a city or town in that sunny section which does not have within its borders one or more home places of this particular type.*<sup>97</sup>

This quote from a 1920s magazine, speaks to the sentiment surrounding the emergence of bungalow courts during in Southern California. The authors of *Courtyard Housing in Los Angeles*, also speak to the appeal of bungalow courts as an “indigenous housing prototype”, by stating that courts:

*... accurately reflect the historically derived dreams and needs of people of its region, and strengthening them [through a typological analysis] may result in clarifying the urban morphology of the southland in the future. ... we have decided to examine courtyard housing critically because it reflects in its forms the four principle ideals of southern California culture: the ideal of mobility, the ideal of instant place, the ideal of instant culture, the ideal of entertainment.*<sup>98</sup>

The aspects of bungalow courts historical appeal still apply. For instance, bungalow courts were originally lauded for combining the benefits of single family living – detached units, open space – with the benefits of communal, multi-family living – security, affordability. In *Pocket Neighborhoods Creating Small-Scale Community in a Large-Scale World*, for instance, Ross Chapin celebrates the contemporary significance of bungalow courts by stating:

*... on a social level, the courtyard is where neighbors nod and say hello, and begin to forge ties that grow into friendships and connections of mutual benefit. Impromptu suppers, babysitting arrangements, word about a possible job opportunity – these are the threads that weave a community together. The bungalow court makes this easy. Perhaps that is its most enduring legacy*<sup>99</sup>

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<sup>97</sup> Albert Marple. "The Modern Bungalow Court." *Building Age* (1910-1922) 42, no. 3 (Mar 01, 1920): 19. Accessed March 2016, <http://ezproxy.cul.columbia.edu/login?url=http://search.proquest.com.ezproxy.cul.columbia.edu/docview/128351999?accountid=10226>.

<sup>98</sup> Polyzoides, 6.

<sup>99</sup>Chapin. 49.



While the continuity illustrated above speaks to bungalow courts' perennial and perhaps subjective appeal, the analysis that follows explores how more objective attempts to codify the significance of bungalow courts has shaped their management as heritage.

## **OVERVIEW**

Chapter III, "Bungalows and Bungalow Courts in Los Angeles and Hollywood: Background, Development, and Definitions" introduced the bungalow court typology and explored the typology's development from roots in both tourist ideals and progressive responses to poor housing conditions. Chapter IV, "Mapping Hollywood Bungalow Courts," explored the current and historical extent and distribution of bungalow courts through three surveys, one part of this thesis project, and two prior. Through an examination of how those surveys approach bungalow courts, this chapter examines the evolving understanding of the potential significance of the bungalow courts of Hollywood.

## **APPROACH**

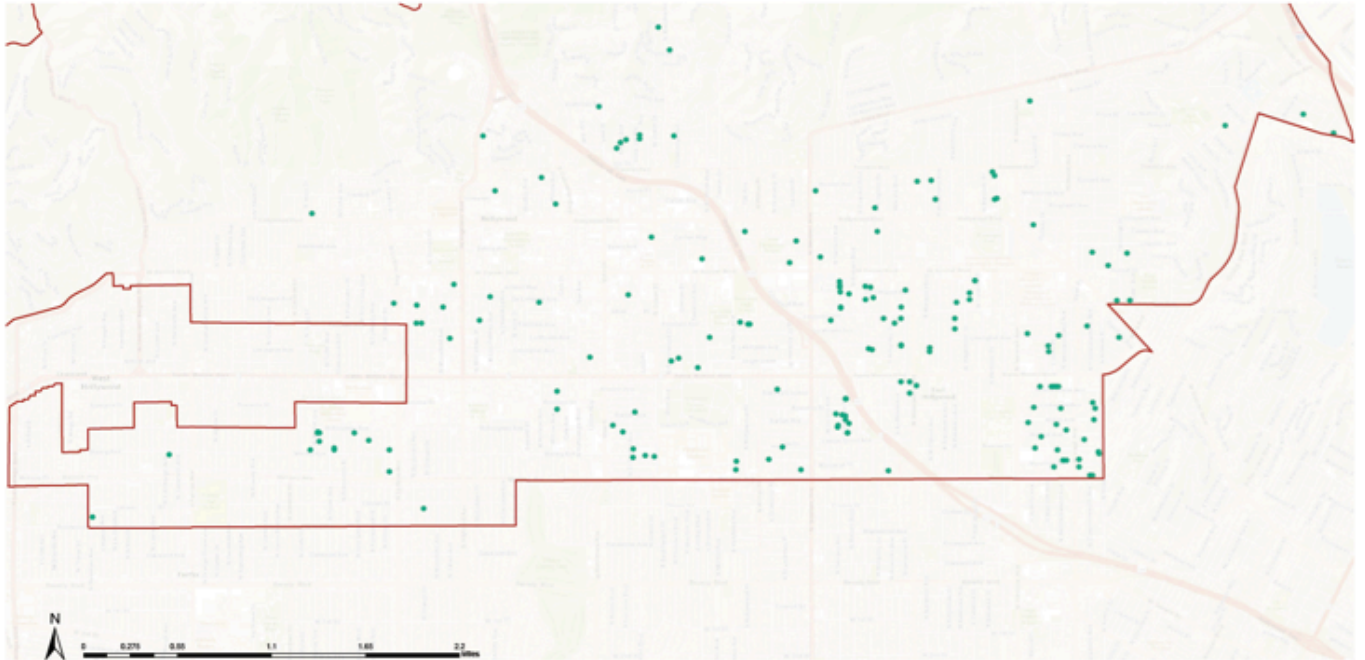
While the previous surveys gathered and documented data related to bungalow courts and placed that data within its historic context, those studies focused on existing conditions for a large but still limited number of extant properties. They did not examine historical conditions at these sites, or at sites where bungalow courts were formerly present. They also did not attempt to analyze these properties for potential vulnerability to unsympathetic alteration or demolition or other loss of character or significance. The impetus for the current survey grew out of the realization that our understanding of the historical development and future viability of this resource was incomplete.

This chapter will look at the values – both heritage and non-heritage - that have been ascribed to bungalow courts and how these values are translated into what should be preserved. In doing so, first, the methodology and findings from both the *Hollywood Redevelopment Project Area Survey* and *SurveyLA* will be analyzed. These findings were established based on a given set of values; how did those values shape survey results?

Then, the values ascribed to a bungalow court will be examined through the recent Historic-Cultural Monument designation of a six-unit Spanish Colonial Revival Hollywood bungalow court at 750 N. Edinburgh Ave, in the face of a direct demolition threat. How many unprotected bungalow courts share similar characteristics or face similar threats? What could that mean for the preservation of bungalow courts? How does the prioritization of preservation get factored in if 400 plus resources share similar – if not the same - circumstances?

This chapter will conclude with a discussion of how the priorities and criteria used in the previous surveys can be used to inform the methodology and analysis of the Hollywood Bungalow Court Survey.

## PREVIOUS SURVEYS



*The green dots denote the 183 bungalow courts that were documented in previous surveys*

### ***Hollywood Redevelopment Project Area Survey Update (2010)***

#### *Overview*

In 2010, Chattel, Inc. conducted a Historic Resources Survey of almost 1000 parcels in Hollywood's Redevelopment Project Area near the center of the CPA. All buildings that were 45 years old or older were surveyed, and as such all bungalow courts were included in this survey's findings. The survey documented 59 bungalow courts within the study area boundaries, and as stated in the previous chapter, each court was assigned a California Historical Resources Status Code. All but three of the courts were determined eligible for some level of designation (i.e. individually eligible, eligible as a district contributor).

For a bungalow court to be eligible for state or national designation, it must display a level of integrity that does not inhibit it from revealing its significance. Character-defining features are often, as was the case for both *Hollywood Redevelopment Project Area Survey Update* and the *SurveyLA Hollywood Community Plan Area Survey*, the elements of a building directly related to its ability to display significance. Therefore, if a substantial number of character-defining features are altered or nonexistent, a property is deemed to have a lower degree of integrity, compared to an unaltered property. Although it would initially appear that integrity would be the guiding criterion for determining eligibility, this analysis would reveal contradictions in that assumption.

Of the 59 bungalow courts recorded during this survey all but three were deemed eligible for national, state, or local designation, with each assigned a DPR (Department of Parks and Recreation) Record status code. The methodology employed to assign these codes is analyzed below. That analysis below raises some questions about the design of the survey, but nonetheless, this survey and SurveyLA provide crucial base line information about the extent of potential historical resources, including bungalow courts.

#### *Findings and Values*

According to the *Hollywood Redevelopment Project Area Survey Update* bungalow courts are valued for their association with residential development during 1911 and 1945, as well as for their association with multifamily development in Hollywood during those same years.

When reviewing the DPR forms for the 59 properties, the 45 courts that were deemed eligible for national or state designation, and local listing, often contained the following statement of significance:

*this bungalow court appears significant as an increasingly rare example of a formerly ubiquitous property type in Hollywood that represents an important pattern of dense, urban development to accommodate a rapid increase in population. Designed in the [insert bungalow court architectural style], the property exemplifies character-defining features of a bungalow court including multiple, semi-detached buildings on a single residential lot arranged around a landscaped courtyard.*

To qualify for eligibility, it must meet the historical definition of a bungalow court, and must have been built between 1911 and 1945. The bungalow court must also retain most of its character-defining features, although these features may vary depending on what architectural style the bungalow court was originally designed in. However, regardless of architectural style, eligible bungalow court must comprise multiple low-scale detached or semi-detached buildings on a single or double residential lot. Further, these buildings are typically arranged around a landscaped courtyard or pathway, and the buildings are one or two stories in height.

Last, to be valued as a bungalow court worthy of designation the court must retain the required aspects of integrity: design, materials, workmanship, feeling and location. The retention of setting and association are not necessary for a bungalow court to have integrity. According to this survey, for a bungalow court to be eligible for the National Register of Historic Places under Criterion A (associated with events that have made a significant contribution to the broad patterns of our history), the property must be a significant example of courtyard housing, and as such must retain all aspects of integrity. However, if significance can still be conveyed despite some loss of integrity a given bungalow court can still be eligible for

national designation. Further, to be eligible for national designation, a bungalow court must demonstrate a high level of design, therefore warranting a CHR status code of 3S (the property appears eligible for the National Register as an individual property per this survey). To be eligible for the California Register of Historical Resources under Criterion 3 (embody distinctive characteristics of a type of construction) the property also be a significant example of courtyard housing, must retain at least the first five aspects of integrity (design, materials, workmanship, feeling and location), however if the loss of integrity does not deter from a property's ability to display significance then integrity can be waved. Lastly, a property receives a California Historical Resources status code of 3CS, if the property appears eligible for state designation as an individual property per this survey. If a property received a California Historical Resources status code of 5S3, it means that it appears eligible for local listing per this survey. However, it is important to not that the City of Los Angeles has its own criteria for local designation, and therefore a resource may be eligible for local designation even if it did not receive a California Historical Resources status code.

California Historical Resource Status Code	Amount
<b>2D2:</b> Properties determined eligible for listing in the National Register (NR) or the California Register (CR): Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.	7
<b>3CB:</b> Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation: 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.	12
<b>3CD:</b> Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation : Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.	9
<b>3CS:</b> Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation: Appears eligible for CR as an individual property through survey evaluation.	16
<b>5D3:</b> Properties Recognized as Historically Significant by Local Government: Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.	1
<b>6Z:</b> Not Eligible for Listing or Designation as specified: Found ineligible for NR, CR or Local designation through survey evaluation.	6
<b>6Q:</b> Individual property identified through a survey process as a non-contributor to a potential local historic district or is located within a 6Q area/neighborhood; may warrant special consideration for local planning.	5
<b>7R:</b> Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation: 7R Identified in Reconnaissance Level Survey: Not evaluate	3

## *Analysis*

Although the rationale for distributing status codes appears to follow a consistent general pattern – medium to high integrity equates eligibility -- the fact that there are six bungalow courts were surveyed but coded as ineligible or non-contributing raises questions. An examination of these six determinations follows.

If bungalow courts are valued due to the fact that they “an increasingly rare example of a formerly ubiquitous property type in Hollywood that represents an important pattern of dense, urban development to accommodate a rapid increase in population,” composed of character-defining “multiple, semi-detached buildings on a single residential lot arranged around a landscaped courtyard,” what rationale would support an ineligible status code?

Of the five properties that received a 6Z status code, three of them were listed as “significantly altered and retain[ing] little to no integrity,” and alterations included: altered facades, altered fenestration, altered entrances, altered decorative elements, and an altered setting. However, of these five, one was listed as having medium integrity: a bungalow court at 1621 N Gower St, and the other court did not have integrity information listed.

1621 was demolished in 2014. Did the 6Z status code contribute to this demolition? The DPR form did state that alterations had occurred; however when pre-demolition Google maps and Street View were reviewed, 1621 N Gower St. was still a discernable example of a half-court bungalow court exhibiting bungalow court character-defining features. This image review therefore raised questions about the assignation of status codes, and how bungalow courts coded as ineligible, or not coded at all, can be more vulnerable to demolition, and the implications of that vulnerability.



If bungalow courts are valued for their association with the residential and general development of Hollywood, their architectural form, and the fact that they are exponentially becoming rarer, it is unclear why alterations that do not inhibit a court's ability to convey its significance were subsequently given a 6Z status code (and then demolished). Further, this court was deemed to have medium integrity, which seems to contradict the rationale behind assigning a 6Z status code.

The bungalow courts that received ineligible codes, and the bungalow courts that have been demolished even though they were listed as eligible raise questions about the these protective measures will affect bungalow courts in the future. If bungalow courts are valued for their association with the residential and general development of Hollywood, their architectural form, and the fact that they are exponentially becoming rarer, it is unclear why alterations that do not detract from a court's ability to convey its significance, and courts that were deemed to have high to medium integrity were subsequently demolished.



1621 N Gower St. aerial perspective (2014 Google maps)

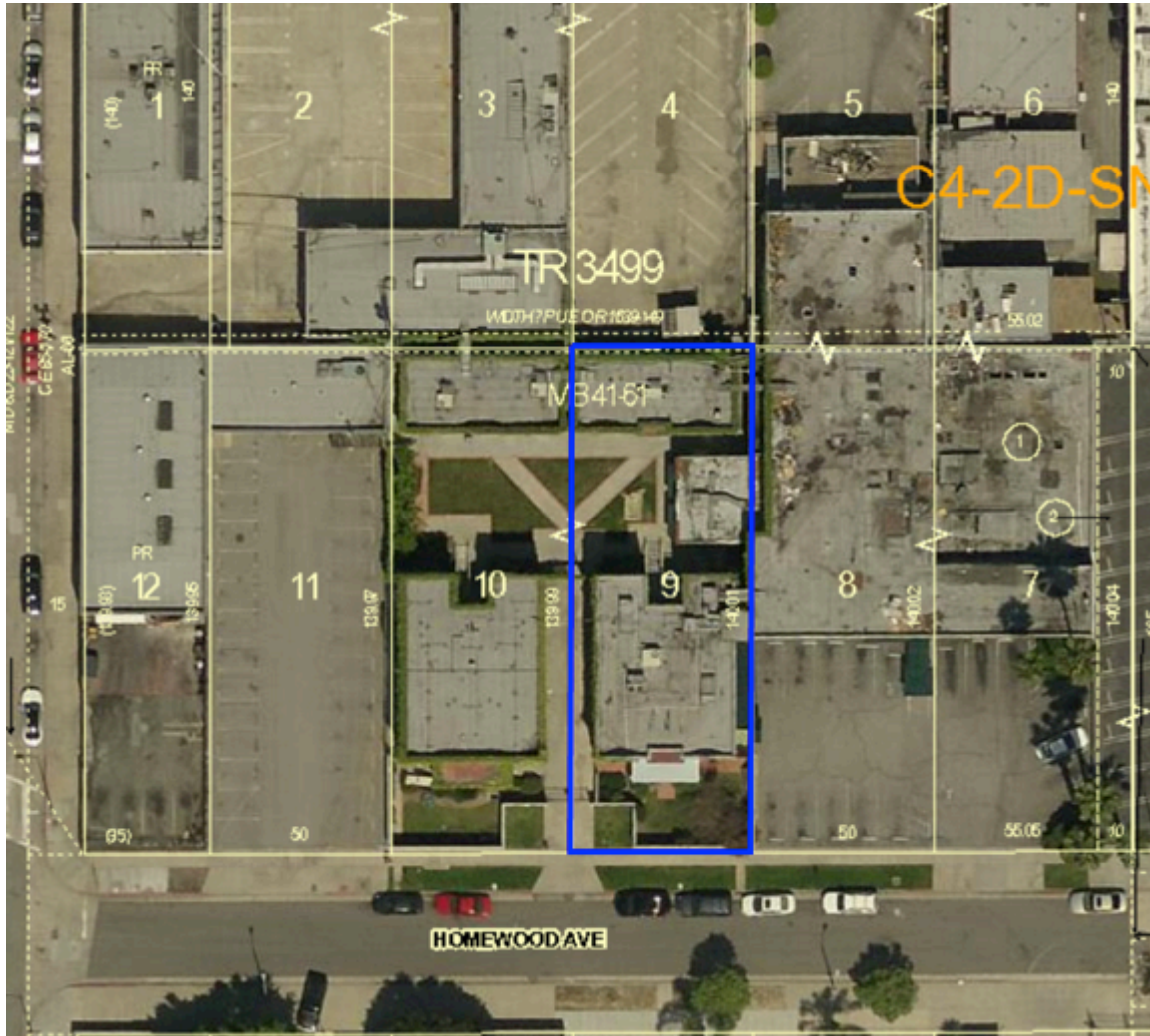


1621 N Gower St. Street View (2014 Google maps)



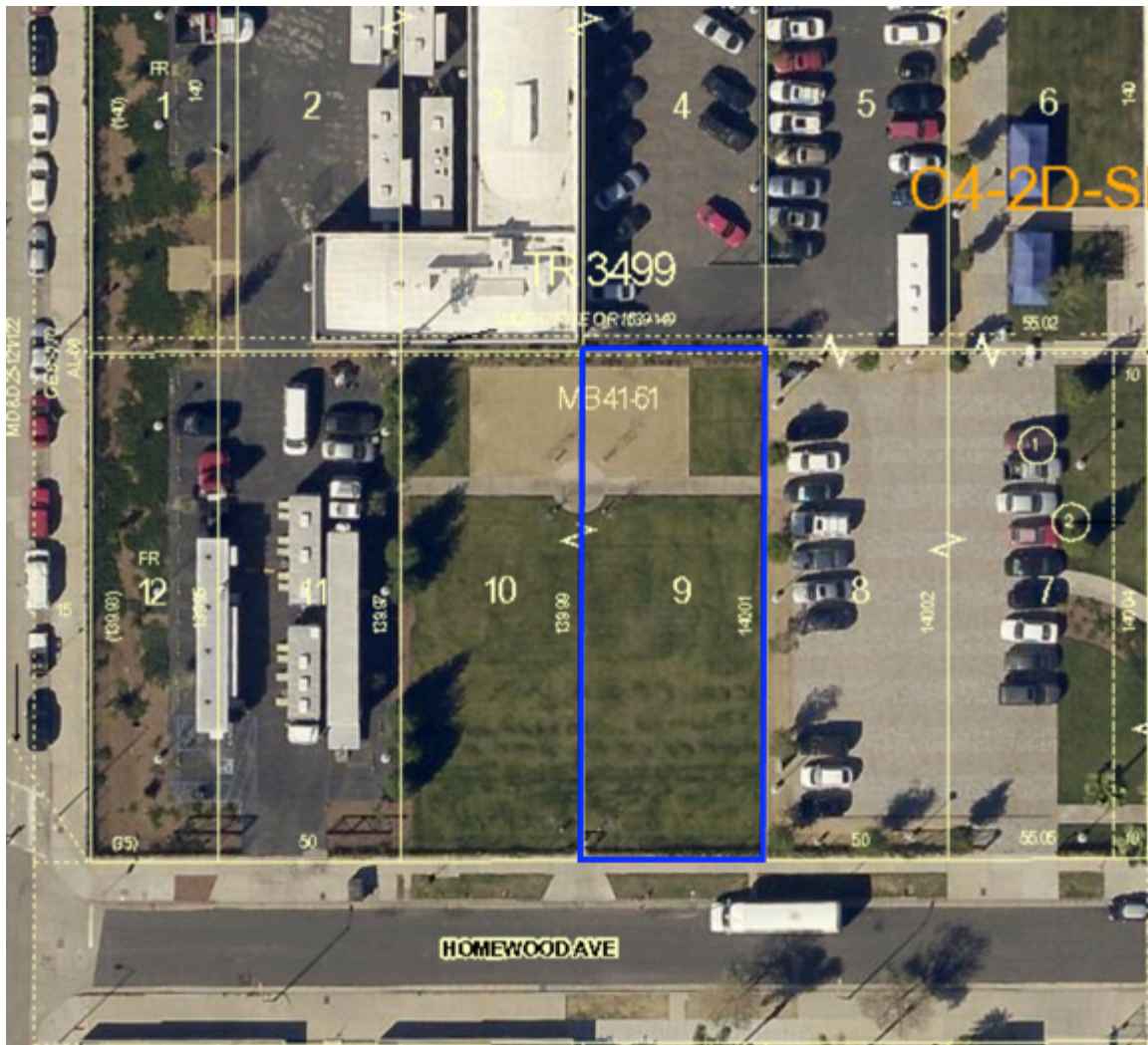
*1621 N Gower St. Street View current conditions (2014 Google maps)*

There were also five properties listed with a status code of 6Q (individual property identified through a survey process as non-contributing to a potential local historic district, or is located within a 6Q area/neighborhood; may warrant special consideration for local planning), and of these, three had low integrity. One, at 6339 Homewood Avenue, was listed as having high integrity but was recently demolished. It is unclear why this bungalow court was listed with high integrity and then determined to be a non-contributor to a potential local historic district.



6339 Homewood Avenue (2001 ZIMAS)





6339 Homewood Avenue (2014 ZIMAS)

To try to further understand the rationale of assigning status codes, the status codes that connote eligibility or contributing status (2DR, 3CB, 3CD, 3CS, 7R) were then reviewed.

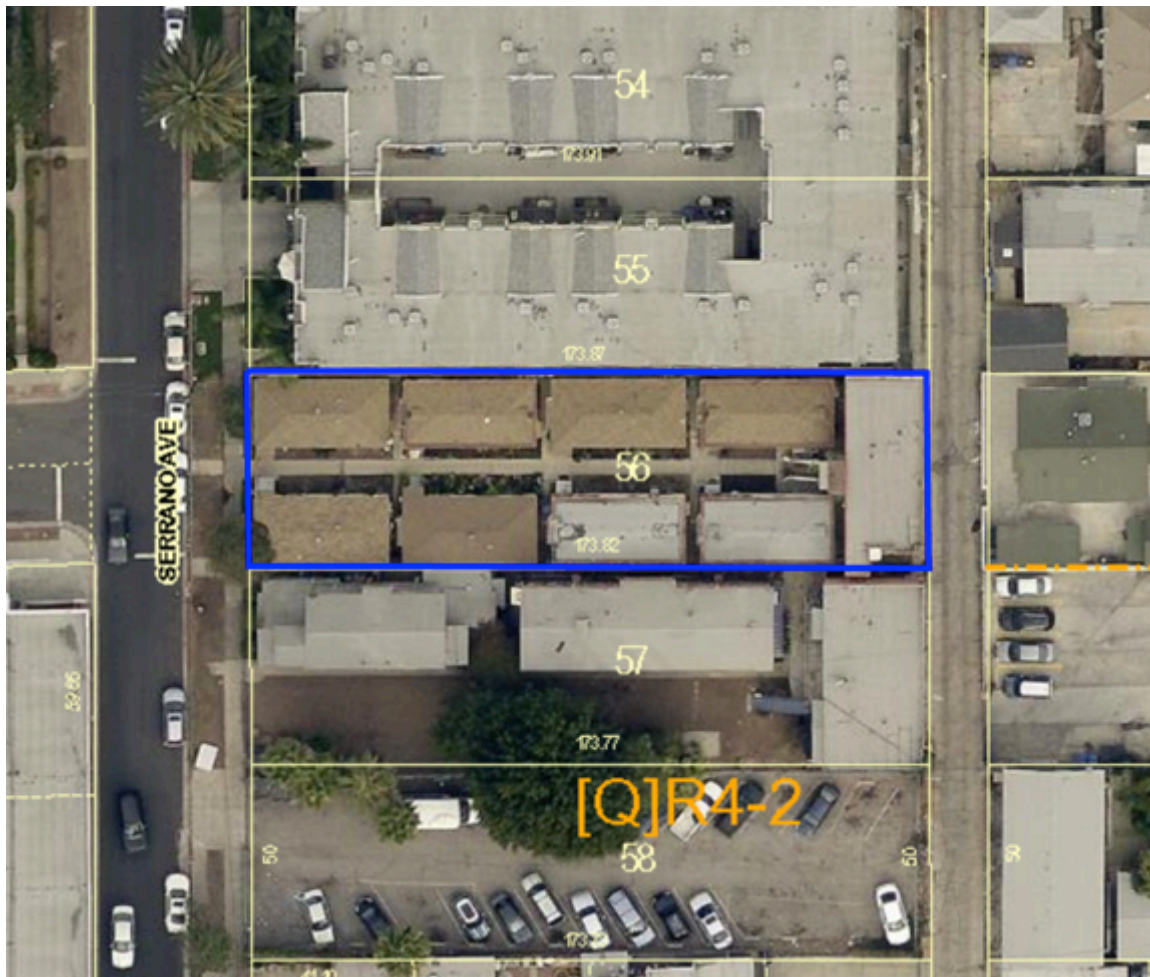
The DPR forms for the 2DR properties (contributor to a district determined eligible for National Register by consensus through Section 106 process. Listed in the California Register) did not mention integrity, and all of the courts that received a 3CB status code were listed with high integrity, while the remaining codes consisted of bungalow courts with a mix of high, medium, and low integrity. Within the 3CD (appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation; appears eligible for CR as a contributor to a

CR eligible district through a survey evaluation) listings, for instance, the bungalow courts at 5718 Fountain Avenue and 1318 N Serrano Ave (pictured below), received a 3CD, but had low integrity. Of the 16 3CS (appears eligible for CR as an individual property) listed properties, most were listed as having high integrity, while four had medium integrity, and one had low integrity.



1318 N Serrano Ave (2014 Google image)





1318 N Serrano Ave (2014 ZIMAS)

This findings overview reveals that although in most cases properties with medium or high integrity were deemed eligible for designation, it also reveals that high integrity does not always mean that a court will receive an eligibility status code. Therefore, while status codes can be potentially instrumental in providing an initial preservation review layer, particularly in cases that trigger California Environmental Quality Act or the National Environmental Policy Act (Section 106) review, a building's status code does not ensure preservation. Therefore, as will be discussed in the next chapter, other mechanisms should be considered if preservation is the desired outcome.

## ***SurveyLA Hollywood Community Plan Area Survey (2015)***

### *Overview*

The SurveyLA Hollywood Community Plan Area Historic Resources Survey, in contrast to the methodology used for the *Hollywood Redevelopment Project Area Survey Update*, was a reconnaissance level survey and DPR forms were not completed. However, status codes were attached to bungalow courts, and since SurveyLA only documented historic resources eligible of national, state, or local listing, every bungalow court documented in the survey was a priori considered eligible. As such, bungalow courts were not listed due to low integrity, or were listed as eligible for national, state, or local historic designation. Resources that were deemed eligible were listed as individual resources, listed as part a multiple property listing, as part of the Melrose Hill HPOZ Expansion Study Area (as a contributor, altered contributor, or non-contributor) or were listed as part of an eligible historic district.

### *Evaluation Eligibility Standards*

To be documented as an eligible resource given the standard methodology of SurveyLA, like the *Hollywood Redevelopment Project Area Survey*, a resource must fall within a period of significance, meet a set of eligibility standards, must exhibit character-defining features, and must reflect integrity considerations.

According to the SurveyLA evaluation standards, Hollywood, Silver Lake, Westlake, Echo Park, and Northeast Los Angeles are the geographic locations valued for their populations of bungalow courts, and that in Hollywood, given the fact that historically there had been “a high concentration of bungalow courts; *any* [emphasis added] remaining examples would be significant.”



To be eligible, a court must be a good to excellent example of the type, be one or two stories in height, be constructed during the period of significance, and have been originally constructed as a bungalow court. The character defining features include a court's architectural style, its composition of multiple detached or semi-detached buildings, and the fact that it has little to no accommodation for the automobile (especially in early examples). Individual unit entries must open directly onto the courtyard, while front units may open onto the street. Significance may also be drawn if a court is a good example of an architectural style from its period and/or the work of a significant architect or builder. Bungalow courts are either one story, and some are occasionally one-story with a two story buildings at the rear. Although two-story courts exist, they are rare. Bungalow courts also typically occupy a single or double residential lot, and units are oriented around a central common area; this central common area is a primary feature of the design. The retention of physical features from the period of significance also contributes to the character-defining features of a bungalow court.

In terms of integrity, since "extant bungalow courts are rare ... a greater degree of alteration or fewer character-defining features may be acceptable." "Original landscaping may have been altered or removed," and "replacement of some windows may be acceptable if the openings have not been changed or resized." Integrity of location, design, setting (must retain the relationship between the units and the courtyard), and materials is generally required (although it is acceptable if some materials have been altered/ removed).

### *Findings and Values*

Of the 128 bungalow courts documented in this survey, five courts were listed as individual resources, 118 were listed as multiple properties, seven were listed as contributors to

a historic district (two to one historic district, five to another), two were listed as altered-contributors to a historic district, one was listed as a non-contributor to a historic district, and one was listed as contributing to a Planning District (this resource was also listed as a multiple property).

### *Individual Resources*

As stated by in the "Field Survey Results Master Report" of the *SurveyLA Los Angeles Historic Resources Survey*, an individual resource is generally defined as being "located within a single assessor parcel such as a residence or duplex. However, a parcel may include more than one individual resource, if each appears to be significant." Each of these five individual resource courts was listed as meeting A/1/1 and C/3/3 (National/California/Local criteria respectively) criteria. "A", refers to the National Register of Historic Places (NR) criteria in which a resource is "associated with events that have made a significant contribution to the broad patterns of our history," and "C" refers to the National Register criteria in which a resource embodies "the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction." The first "1" refers to the California Register of Historical Resources (CR) in which a resource "is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States, and the first "3" refers to the California Register in which a resource "embodies the distinctive characteristics of a type, period, region, or method of construction." The second "1" refers to the local Historic-Cultural Monument criteria in which a resource "is identified with important events in the main

currents of national, state or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community,” and the second “3” refers to the local criteria in which a resource “3. Embodies the distinctive characteristics of a style, type, period, or method of construction.” Each of these five courts also received the following California State Historic Resources Status Codes; 3S (appears eligible for National Register as an individual property), 3CS, (appears eligible for California Register as an individual property) and 5S3 (appears to be individually eligible for local listing or designation).

Each of these courts was listed as being “excellent example of a 1920s bungalow court in Hollywood,” while also “hav[ing] particular significance in Hollywood [,since] many were built in the 1920s-30s to accommodate people working in the entertainment industry.” For some bungalow courts, greater age, or the fact that it was a two-story example was also listed as a contributing factor in significance. SurveyLA also only documents properties based on their relationship to larger contextual and thematic narratives, and these five bungalow courts fall within two larger Los Angeles contexts: “Residential Development & Suburbanization, 1850 – 1980,” and “Entertainment Industry, 1908-1980.” As part of the first Context, bungalow courts are related to “Residential Development & Suburbanization, 1850 – 1980”, and fall under the Sub-Context “Multi-Family Residential Development, 1910-1980,” and under the Sub-Theme “The Bungalow Court, 1910-1939,” and “Bungalow Court” Property sub type. To be considered for this context, a bungalow court must have been built within 1910 and 1939.

These five courts also fall under the “Entertainment Industry, 1908-1980” Context, “Residential Properties Associated with the Entertainment Industry, 1908-1980” Theme, and

within the "Entertainment Industry Housing & Neighborhoods, 1908-1949" Sub-Theme, "Residential" Property Type, "Multi-Family Residence" Property sub type.

### *Multiple Properties*

118 bungalow courts were listed as multiple properties. Multiple property resources are defined, per the National Park Service, as "groups of related significant properties" that can be designated based on their shared association with "themes, trends, and patterns of history."<sup>100</sup> Like the five individual properties, the 118 multiple property bungalow courts were listed under their association with both the "Residential Development & Suburbanization, 1850 – 1980" Context and the "Entertainment Industry, 1908-1980" Context, with the same sub-contexts, themes, sub-themes, property types, and property sub-types. However, two of the 118, were also additionally listed under the "Architecture and Engineering, 1850-1980" Context, "Mediterranean and Indigenous Revival Architecture, 1887-1952" Theme, and "Period Revival, 1919-1950" Theme, respectively, and within the "Spanish Colonial Revival, 1915-1942" Sub-Theme, and "Storybook, 1919-1949" Sub-Theme, respectively, and, "Residential" Property Type, "Bungalow Court" Property sub type. Thus, in addition to their placement within the bungalow court typology, and their association with the entertainment industry, these properties were listed as "excellent examples" of both the Spanish Colonial Revival and the Storybook style.

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<sup>100</sup> National Park Service. "National Register Bulletin How to Complete the National Register Multiple Property Documentation Form." U.S. Department of the Interior National Park Service Cultural Resources. 1999, 2. Accessed March 2016, <https://www.nps.gov/nr/publications/bulletins/pdfs/nrb16b.pdf>

## *Historic Districts*

The Van Ness Avenue Multi-Family Residential Historic District was listed as the one eligible historic district that contained bungalow courts. According to SurveyLA, Historic Districts are defined as “areas that are related geographically and by theme. Districts may include single or multiple parcels depending on the resource. Examples of resources that may be recorded as historic districts include residential neighborhoods, garden apartments, commercial areas, large estates, school and hospital campuses, and industrial complexes.” This district contains two contributing bungalow courts. This district was significant “as an intact and cohesive collection of multifamily residential properties in Hollywood, developed adjacent to a motion picture studio [Paramount Studios] in order to house people working in the entertainment industry. The district is composed of 9 properties. Of these, 8 are contributors, or approximately 89%. The period of significance is 1923-1932, when the contributing properties were constructed.”<sup>101</sup>

## *Planning Districts*

According to SurveyLA,

*Planning Districts are geographically defined areas that do not meet eligibility standards for designation but that merit consideration in local planning. These areas generally have consistent planning concepts and features such as height, massing, setbacks, and street trees. The determination is used to inform the Community Plans and other policy documents. In some cases the Planning District concept is used to identify a boundary identified for Historic Preservation Overlay Zone (HPOZ or local historic district) consideration through community input but not through SurveyLA field surveys. These areas require additional analysis and field work for HPOZ determination.*

The Melrose Hill Historic Preservation Overlay Zone (HPOZ) Expansion Study Area contains 5 contributing bungalow courts, 2 altered-contributor bungalow courts, and one non-contributor

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<sup>101</sup> SurveyLA findings. <http://preservation.lacity.org/sites/default/files/HollywoodDistricts2final.pdf>, 293.

bungalow court. If this expansion area were to become incorporated into the Melrose Hill HPOZ, these resources would require the same level of review as the original resources within an HPOZ. Therefore, if designated an HPOZ overlay is added to the zoning of the resources, they are then subject to special regulations under Section 12.20.3 of the Los Angeles Municipal Code. Exterior alterations that occur within the HPOZ are subject to the review of the five-member HPOZ Board, who makes recommendations on projects with the goal of promoting historic preservation within the designated area.<sup>102</sup>

In addition, to the Melrose Hill HPOZ Expansion Area, the La Cresta-Monroe Residential Planning District was proposed and includes one “individually significant bungalow court that occupies the semicircular shaped parcel created by the U-shaped street pattern.” This same bungalow court was also listed as an individual resource.

### *Analysis*

Like the *Hollywood Redevelopment Project Area Survey Update*, the survey conducted for *SurveyLA Hollywood Community Plan Area Survey* serves as a substantial step in understanding the distribution of existing bungalow courts, largely by expanding the area surveyed, and added 124 bungalow courts to the inventory. But SurveyLA filters out bungalow courts that lack integrity or are not related to particular themes. Since there are 299 more bungalow courts than what were included in *SurveyLA Hollywood Community Plan Area Survey* and the *Hollywood Redevelopment Area Historic Resources Survey Update*, the previous

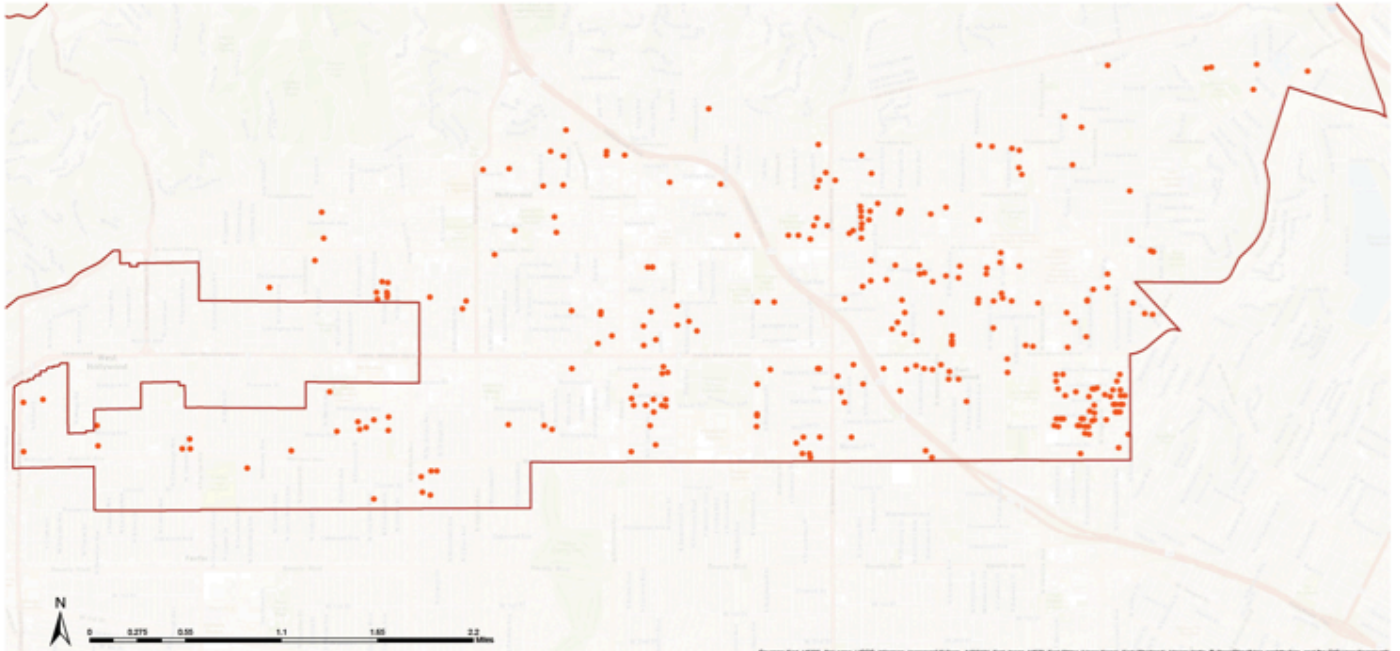
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<sup>102</sup> City of Los Angeles Department of City Planning Office of Historic Resources. “About the HPOZ Program.” Accessed October 2015, <http://preservation.lacity.org/hpoz/homepage/about-hpoz-program>

surveys may speak to the general preservation implications surrounding the use of integrity as a primary eligibility-determining factor.

## CURRENT SURVEY

### *Hollywood Bungalow Courts Survey*



*The orange dots denote the 299 bungalow courts that were not documented in previous surveys*

### Overview

The survey conducted for this thesis supplements the property information collected in the *Hollywood Redevelopment Project Area Survey Update* and the *SurveyLA Hollywood Community Area Plan Survey*, while also critically reflecting on their findings to observe how bungalow courts have been approached as potential heritage resources. Both previous surveys used historic contexts and themes to both organize and limit the bungalow courts included in the survey., They value bungalow courts for their historical and architectural attributes, but

those attributes – especially integrity – exclude some courts from the survey, and thus from the protection provided by such recognition.

The way in which the form of bungalow courts responded to social needs greatly contribute to the significance of the resource. However, attributing social histories as key elements of a resource's value can make the potential preservation process more challenging. How does the social history associated with bungalow courts as an architectural typology responsible for housing thousands of people during the exponential growth of pre-World War II Hollywood, manifest itself in the built fabric of these structures? As documented in both previous surveys, the presence of multiple units around a common open space is the most significant non-negotiable character-defining feature. The third survey documents almost twice as many additional courts with this basic characteristic. What does it mean about the relationship between potential significance and preservation methodology Hollywood currently has over 400 recognizable bungalow courts and yet only 183 are recognized as eligible for national, state, or local designation?

When observing a bungalow court, does the removal of an awning or the addition of a parking spot remove the object from its greater typology, or affect a property's ability to display its significance? If windows and doors are altered and architectural ornament is stripped off, does the object remove itself from the bungalow court family? This thesis argues that although these changes certainly affect the appearance of a bungalow court, a bungalow court's significance as a unique example of multi-family housing is primarily attributed to its underlying configuration, the presence of units around the central courtyard.



The presence of multiple units adjacent to open space speaks to the fact that this property was once and most likely continues to be an example of a multi-family Hollywood residence. Therefore, in terms of a bungalow courts ability to reveal its significance – or to have integrity<sup>103</sup> - its plan is the most important character-defining feature.

Although for the current survey it was impossible to review each of the mapped bungalow courts in detail in terms of alterations, the use of historic Sanborn maps and aerial view photography, coupled with Street View observations, affirms that each of the mapped bungalow courts can still be identified as such, and should therefore, not be dismissed as a potentially eligible resource – particularly at the local level. When looking at each of the mapped existing bungalow courts it is still clear that they are examples of multi-family residences, and that the placement of units is still around a central shared space. With that in mind and the social significance of bungalow courts as a primary character-defining feature, the bungalow courts newly documented in this thesis represent a significant expansion of a potential resource.

Instead of limiting documented bungalow courts to only those that exhibited high or medium integrity or were deemed eligible for national, state, or local designation (from the perspective of professional consultants), this survey started from the premise that the plan configuration was the most crucial element in the identity of a bungalow court. This survey cataloged all bungalow courts that are recognizable as such. Since this casts the net much wider in terms of documented bungalow courts, the next step is to determine how to prioritize

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<sup>103</sup> National Park Service. "National Register Bulletin How to Apply the National Register Criteria for Evaluation." VIII. How to Evaluate the Integrity of a Property. Accessed February 2015, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_8.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm)

potential preservation solutions and interventions. The implications of this discrepancy in the extent of documented bungalow courts needs to be addressed. Designation may not be the best or only tool, and integrity may not be the best or only criterion to inform preservation solutions.



*The orange dots denote bungalow courts that are discernable as courts but were not documented in SurveyLA*

#### *Relevance to Hollywood bungalow courts*

An examination of the previous surveys revealed the preservation implications that face bungalow courts. While status codes are an effective way of analyzing how surveys can ascribe significance to buildings, the analysis of these findings revealed that buildings with medium to high integrity do not necessarily mean that they are eligible. The potential preservation of

bungalow courts is further complicated when considering how this resource could be incorporated into the growing list of City of Los Angeles Historic-Cultural Monuments. According to Sec.22.171.7 of the Cultural Heritage Ordinance, to be deemed eligible for local Historic-Cultural Monument status, a resource must be of “particular historic or cultural significance to the City of Los Angeles,” and must meet at least one of the following four criteria:

1. *as historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified;*
2. *or which is identified with historic personages or with important events in the main currents of national, State or local history;*
3. *or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction;*
4. *or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.*

As representations of the evolution of multi-family housing in early Hollywood, aren't all bungalow courts related to the broad, cultural, economic or social history of the nation, State or community? If the presence of detached or attached units around a central open space is the primary characteristic of a bungalow courts, wouldn't that mean that all recognizable bungalow courts hold integrity, and are therefore embodiments of a distinguishing characteristic of an architectural type specimen? The answers to each of these questions is arguably yes. There are over 400 bungalow courts that meet these two criteria, therefore potentially complicating how bungalow courts could fit into the designation process. For instance, as more and more bungalow courts become designated would the likelihood that another will be designated diminish? Would courts that are designated earlier be more likely to

be approved, while courts that are nominated later will receive a more stringent review? Since many bungalow courts were built based on kit designs, for instance, they are aesthetically similar, and therefore other criterion may need to be included if a court is to rise to a level of local significance. Tenant histories, for example, may become more significant in terms of making the argument for local designation significance. Therefore, although it is still unclear how bungalow courts can fit within the designation process

While local designation can be an effective tool in providing the most stringent preservation review, and therefore, based on these two criteria in particular – if preservation is the goal - it makes sense to proactively cast the net of potential historic resources wider. However, all of the 400 plus properties within this net do not necessarily need to be designated to be potentially preserved. The surveys reviewed, and the survey conducted, reveal that the vast majority (over 99%) of Hollywood courts are not designated. In addition, proposed designation may not result in actual designation. Therefore, although designation can be an important preservation tool, it is not the only preservation tool that should be considered.

## CHAPTER VI. MANAGING BUNGALOW COURTS AS HERITAGE

### OVERVIEW

The Hollywood Bungalow Court survey findings revealed that bungalow courts have been diminishing in numbers, and although recent surveys have documented some of these resources as eligible for varying levels of designation, these cataloged bungalow courts and many more courts remain virtually unprotected. Since the 1950s, over 30% of bungalow courts have been demolished to make way for parking lots, higher density residential developments, and in some cases commercial uses. While this number may not seem like that drastic of number, it stands in opposition to the potential significance of bungalow courts, a resource whose full extent in Hollywood has gone unrecognized (as may be the case elsewhere in Los Angeles as well). There are over 400 extant bungalow courts in Hollywood, and 146 Historic-Cultural Monuments, but only three Hollywood bungalow courts are HCMS, only six are National Register designated, and only one -- Whitley Court -- is both. In addition, only one bungalow court falls within an HPOZ (Whitley Heights). Further, while designation has historically been a reactive tool, historic resources surveys are conducted proactively. If the results of surveys are cataloged and shelved, that proactive momentum is lost, and their full preservation potential goes unused.

While the Hollywood Redevelopment Area Historic Resources Survey Update and SurveyLA Hollywood Community Plan Area Survey findings revealed 173 bungalow courts as eligible for national, state, or local designation, eligibility listing does not necessarily ensure preservation measures will take place. In addition, as stated by Chattel, Inc. 'there is a common

misconception that the California Register is a lower level of significance than the National Register and local eligibility has a lower level of significance than the California Register.” However, that is not always the case. Depending on the property, local designation can be more powerful than a National Register designation, and vice versa.

Given the fact that most Hollywood bungalow courts are not protected, yet many or even all may be considered significant for the reasons discussed in the previous chapters, how can that significance translate into preservation? What are the various tools that can be used to facilitate the potential preservation of a bungalow court? Before these questions can be answered, an overview of the non-heritage and heritage regulatory frameworks is necessary. This chapter will begin with an introduction to the regulatory climate that affects bungalow courts and their preservation within Los Angeles, and will conclude with some potential strategies for preservation.

## **NON-HERITAGE FOCUSED FRAMEWORK**

### ***Small Lot Subdivision Ordinance***

#### *Background*

According to the U.S. Department of Housing and Urban Development, “in 1999, the Los Angeles city council established the Housing Task Force in response to the city’s severe affordable housing shortage, ... [when] thousands of affordable housing units were being demolished every year to make way for more luxurious homes.”<sup>104</sup> The task force’s recommendations led to the adoption by the Los Angeles City Council five years later, of the

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<sup>104</sup> U.S. Department of Housing and Urban Development. “Los Angeles, California: Small Lot Ordinance.” Accessed February 2016, [https://www.huduser.gov/portal/casestudies/study\\_102011\\_1.html](https://www.huduser.gov/portal/casestudies/study_102011_1.html)

Small Lot Subdivision Ordinance (2004), as a tool to guide the strategic and sensitive development of underutilized lots to create affordable housing, while taking into consideration “neighborhood compatibility” and the nature of “building transitions.” The intent of the Ordinance’s was to streamline the permit processes and to allow “for the subdivision of underutilized land in multi-family and commercial areas into fee-simple homes,” with the goals to encourage “infill development” as “a smart-growth alternative to traditional, suburban style single-family subdivisions,” in areas zoned for multi-family residential. It was intended to allow for small homes on smaller” with compact building footprints and reduced yard setbacks, street frontages, passageways between buildings, and open space.”<sup>105</sup>

According to the “Small Lot Design Guidelines,” the Ordinance was created because “home ownership options [had] traditionally been limited to single-family homes on 5,000 square foot lots or condominiums,” and thus there was a need to extend “these options to include townhomes, row houses, and other types of infill housing, [which were] typically only available for rent.” Small Lots “are distinct from condominiums in that the tenants of these compact homes have complete ownership of that lot.”<sup>106</sup>

### *Overall Impact*

According to City of Los Angeles Senior Planner Jane Choi, “in the last ten years [2006 – 2016] about 200 small lot projects have been approved in this city and ‘between 2006-2012,

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<sup>105</sup> Los Angeles Department of City Planning Urban Design Studio. “Small Lot Design Guidelines.” Accessed November 2015, [http://cityplanning.lacity.org/PolicyInitiatives/Housing/SmallLot/SmallLotPolicy\\_DesignGuide.pdf](http://cityplanning.lacity.org/PolicyInitiatives/Housing/SmallLot/SmallLotPolicy_DesignGuide.pdf)

<sup>106</sup> Ibid, 4.

housing units created through Small Lot Subdivisions contributed to 1% of the total number of housing units built in the City of Los Angeles.”<sup>107</sup>

The Small Lot Subdivision Ordinance was created as a tool for responsible, neighborhood -sensitive development, but has also evolved into a tool with which developers are transforming “under-utilized” lots. These under-utilized lots may be vacant, or may simply not meeting the maximum allowable building capacity under zoning. From the perspective of developers, under-utilized lots are opportunities to maximize allowable buildable envelope to increase profit. By this market-based logic, existing lots that do not maximize their allowable envelope, as is the case with the majority of lots that contain bungalow courts, become targets for demolition and alteration.

The goal of the ordinance was to counter the lack of affordable homes for a growing population by encouraging construction of affordable single family homes and increasing rates of homeownership. The ordinance was to give people the “opportunity to own fee simple single-family homes in a neighborhood they wouldn't otherwise be able to afford.” To accomplish this, the Ordinance allowed “the subdivision of underutilized land in multi-family and commercial areas for the creation of up to 15 lots with detached single-family homes.” The Ordinance’s mixed outcome has brought it under scrutiny.<sup>108</sup>

Los Angeles Times Architectural critic Chris Hawthorne stated that, *“Developers find the ordinance attractive because it allows them to build several properties on a single parcel of land without paying the liability insurance that has made condo projects so costly, in extreme*

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<sup>107</sup> Connie Acosta. “Proposed Amendment to ‘Small Lots’ Ordinance at Plan Check NC.” Accessed March 2016, <http://empowerla.org/proposed-amendment-to-small-lots-ordinance-at-plan-check-nc/>

<sup>108</sup> The direct (quantitative, etc.) impact this Ordinance has on historic resources was not extensively studied in this thesis, but is recognized as an important element in understanding the preservation climate facing Hollywood bungalow courts



*cases adding \$40,000 or \$50,000 per unit.*” However, many Small Lot Subdivisions are built at the expense of existing affordable housing. While definitions of affordability vary, when eight-million-dollar single-family homes replace an eight-unit rent-stabilized bungalow court, isn’t affordable housing being lost?<sup>109</sup>

The implications of the Small Lot Subdivision Ordinance as a tool for development that takes into consideration neighborhood compatibility can be further observed through a critical look at the “Small Lot Design Guidelines.”<sup>110</sup> This guiding document was completed in 2014 “to help guide architects, developers, and residents in designing for a more livable city.”<sup>111</sup> The document begins with a brief list of overarching goals, but an examination of many of the developments that have emerged through the legality of the Small Lot Subdivision will reveal that many of these goals are not being met.

For instance, the first goal states that Small Lots “create high-quality indoor and outdoor living environments for all residents.” However, as only a 5-foot setback is required between the subdivision and adjoining properties, and there is “no yard setback requirements along alleys, streets, or between lots within the approved subdivision,” this results in development that often abuts – or nearly abuts – neighboring properties, often times resulting in incompatible conditions. This measure also results in a lack of functional yards, which negates the goal of having high-quality outdoor living. The only outdoor space is often a concrete driveway that runs down the dark canyon between the buildings. How much time do residents spend in this “outdoor living environment”?

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<sup>109</sup> refer to the Historic-Cultural Monument designation section of this chapter for more information on such a case: 750 N. Edinburgh Ave

<sup>110</sup> “Small Lot Design Guidelines”

<sup>111</sup> Ibid.

The second goal speaks to the notion of improving the public realm, but unlike bungalow courts, which often engage the public by having their central open space facing the public right-of-way, Small Lots are often closed off. Further, Small Lots are supposed to “provide solutions for infill housing,” but is demolition after tenant eviction the right route to do so?

The fifth goal states the Small Lots are to be “compatible with the existing neighborhood context, especially in sensitive areas, and as stated previously that is not always the case (6). Further, since “the Ordinance reduces the minimum lot size and side yard requirements and eliminates requirements for conventional street frontage. This allows for the creation of more space-efficient compact homes;” and often results in subdivisions that highly favor buildings over open space.<sup>112</sup>

Hawthorne states that since the Ordinance “applies only in areas zoned for multifamily or commercial development, it won’t change the character of single-family neighborhoods.” However, even though Small Lots are being built in areas zoned for multi-family or commercial use, the surrounding zones are zoned for single-family residential and therefore the scale of these new developments does affect a variety of lower density properties.<sup>113</sup>

In Hollywood, for instance, although currently zoned for multi-family use, there are pre-existing areas of single-family residences, and bungalow courts, and so many of the properties actually present within these areas are not usually the same scale as the allowable multi-family built outs. Inconsistencies in zoning is a major contributor to how Small Lot developments can have negative impacts on the existing built environment.

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<sup>112</sup> Ibid.

Although the guidelines state “in poor design layouts, small lot configurations allow parking, driveways, and garages to dominate the landscape, creating conflicts for pedestrians and decreasing the overall aesthetic quality of the development,” the majority of new construction carried out under the ordinance have fulfilled concerns over just such “poor design.”<sup>114</sup>

Former 4<sup>th</sup> District Councilmember, Tom LaBonge, summarized the issue in a Motion to the Department of Planning (November 1, 2013) by stating:

*Despite its advantages, over the last nine years, problems in the implementation of the Small Lot Subdivision Ordinance have come to light. In many cases, Small Lot Subdivisions have disrupted the character of existing neighborhoods. They are not compatible with nearby buildings and do not relate well to the street.*

In this letter, Councilmember LaBonge went on to state,

...to solve this problem, the Director of Planning should update and improve the Small Lot Subdivision Guidelines. They are out of date and must be amended to reflect the reality of the Small Lot Subdivisions being built today. In addition, the Small Lot Subdivision Ordinance should be evaluated and amended if necessary to see if it contains provisions that make it difficult for Small Lot Subdivisions to fit in with existing neighborhoods.

And moved

*...that the Department of Planning be instructed to update and improve the Small Lot Subdivision Guidelines [, and] that the Department of City Planning, with the assistance of the City Attorney, be instructed to evaluate the Small Lot Subdivision Ordinance and prepare any changes to the Ordinance that are necessary to ensure that future Small Lot Subdivisions are compatible with the neighborhood.*<sup>115</sup>

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<sup>114</sup> Ibid.

<sup>115</sup> Tom LaBonge. Former City of Los Angeles Councilmember, 4th District. Motion to improve the Small Lot Subdivision Guidelines. Accessed October 2015, [http://clkrep.lacity.org/online/docs/2013/13-1478\\_MOT\\_11-01-2013.pdf](http://clkrep.lacity.org/online/docs/2013/13-1478_MOT_11-01-2013.pdf)

Although this motion failed to pass, Councilmember LaBonge did not stand alone in his beliefs, as numerous Los Angeles neighborhood advocacy groups also spoke out about the ills of the Small Lot Subdivision Ordinance, and an amendment was recently drafted.<sup>116</sup>

#### *Draft Ordinance Amendment*

As of January 17, 2015, the City of Los Angeles has posted a draft Small Lot Ordinance amendment, intended

*To create alternative fee-simple homeownership within the multifamily and commercial zones. A subdivision for the purposes of small lots enables the construction of new small lot homes while providing opportunities for the preservation and rehabilitation of multiple older apartment homes located on a single lot to be adaptively reused as for-sale housing on individual small lots. [Subdivision 27 of Subsection C of Section 12.22 of the Los Angeles Municipal Code is amended to read like this]<sup>117</sup>*

The current draft revisions state “small lots in RD3 and Residential-3 zones will default to the zoning code requirement just like apartments and condominiums, except if a small lot sits in a commercial zone.” As stated by Jae Kim, Associate Zoning Administrator, “the front yard of the underlying zone shall apply to the Front Lot Line across the board,” [and] a 15 foot yard will be applied to the Rear Lot Line when a small lot is adjacent to a single-family R1, RA, RE, or RS zone; and, a 10 foot yard will be applied to the Rear Lot Line when a small lot is adjacent to all other zones.”<sup>118</sup> This will decrease setback incompatibilities should be decreased. In terms of side lot setbacks, a five-foot yard setback is required, while there is no limitation to the distance between individual dwelling units. In summary, “through changes in the yard

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<sup>116</sup> Chase Sheinbaum. “L.A.’s Small Lot Homes: Destroying Low-Rent Housing, Restoring the American Dream, or Both.” KCET. Accessed November 2015, <https://www.kcet.org/agenda/las-small-lot-homes-destroying-low-rent-housing-restoring-the-american-dream-or-both>

<sup>117</sup> City of Los Angeles Department of City Planning. “Draft – CPC – 2015 – 4499 – CA. 12/17/15.” Accessed March 2016, <http://planning.lacity.org/ordinances/docs/smalllot/Draft.pdf>

<sup>118</sup> Acosta.

requirements and new standards, massing will be reduced by 10%-20% overall. With the Code Amendment, yard setbacks in the front and the rear will be pulled back, similar to condos and apartments. This will introduce more open spaces throughout the projects.”<sup>119</sup>

Mr. Kim also stated that “density and massing have been the objections,” and as such “the new ordinance [will allow] for three small lots in a Residential Density (RD) 2, and four small lots in a Residential-3 Zone.” Kim also affirmed “in a multifamily residential zone (R3), by virtue of the zone, a standard lot (50’ by 150’) can build 4 units.” Further, height will continue to be dictated by zoning and height districts.<sup>120</sup> The amendment to the Small Lot Ordinance would also “create a division of land process for “adaptive reuse” small lot projects, and add an incidental administrative clearance process and establish design standards for small lot subdivision projects.”<sup>121</sup> The Standards will go a step further than the existing Ordinance and complementary Guidelines, and will “create specific and enforceable rules addressing site planning, massing and other project features. All new small lot projects will need to show compliance with the standards.”<sup>122</sup>

The Code amendment also recognizes that “although allowing a path for preserving these bungalow courts [e.g. Maltman Bungalow Court] was part of the original intent of the Small Lot Ordinance, it was never written into the rules,” and “unfortunately, many are deteriorating and currently require multiple variances or exceptions to enable their

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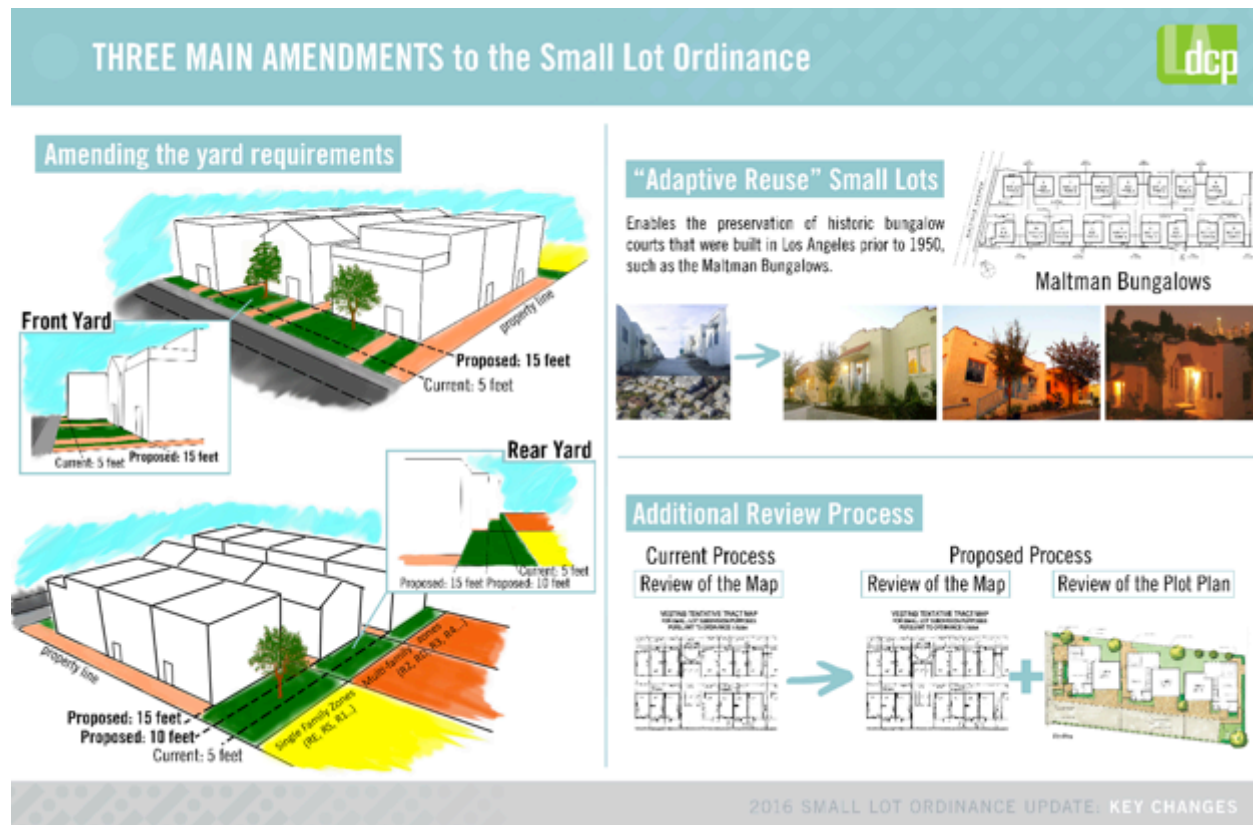
<sup>119</sup> City of Los Angeles Department of City Planning. “Small Lot Code Amendment and Policy Update.” January 5, 2016. Accessed March 2016, [http://planning.lacity.org/ordinances/docs/smalllot/faq\\_revised.pdf](http://planning.lacity.org/ordinances/docs/smalllot/faq_revised.pdf)

<sup>120</sup> Acosta.

<sup>121</sup> “Small Lot Code Amendment and Policy Update”

<sup>122</sup> Ibid.

preservation and rehabilitation.”<sup>123</sup> Thus, the new amendment “will enable the adaptive reuse of L.A.’s original small lots to become a reality – via the Small Lot Ordinance without any variances.”<sup>124</sup>



Graphic summarizing the potential impacts of the three main amendments to the Small Lot Ordinance<sup>125</sup>

While new construction on Small Lots can still lead to demolition and replacement of bungalow courts, or may replace buildings adjacent to bungalow courts, the “Adaptive Reuse” of Small Lots also offers a positive solution for the preservation of bungalow courts. As stated in the draft amendment, “five or more Group Dwellings (apartment homes located on a single

<sup>123</sup> Ibid.

<sup>124</sup> Ibid.

<sup>125</sup> City of Los Angeles Department of City Planning. “2016 Small Lot Ordinance Update.” Accessed March 2016, <http://planning.lacity.org/ordinances/docs/smalllot/OpenHouseBoards.pdf>

lot) with a Certificate of Occupancy issued prior to 1950 may be subdivided into small lots.”<sup>126</sup>

Further, “parcels of land may be subdivided into lots which may contain one, two or three (attached) dwelling units, provided that the density of the subdivision complies with the minimum lot area per dwelling unit requirement established for each zone.”

#### *Relevance to Hollywood bungalow courts*

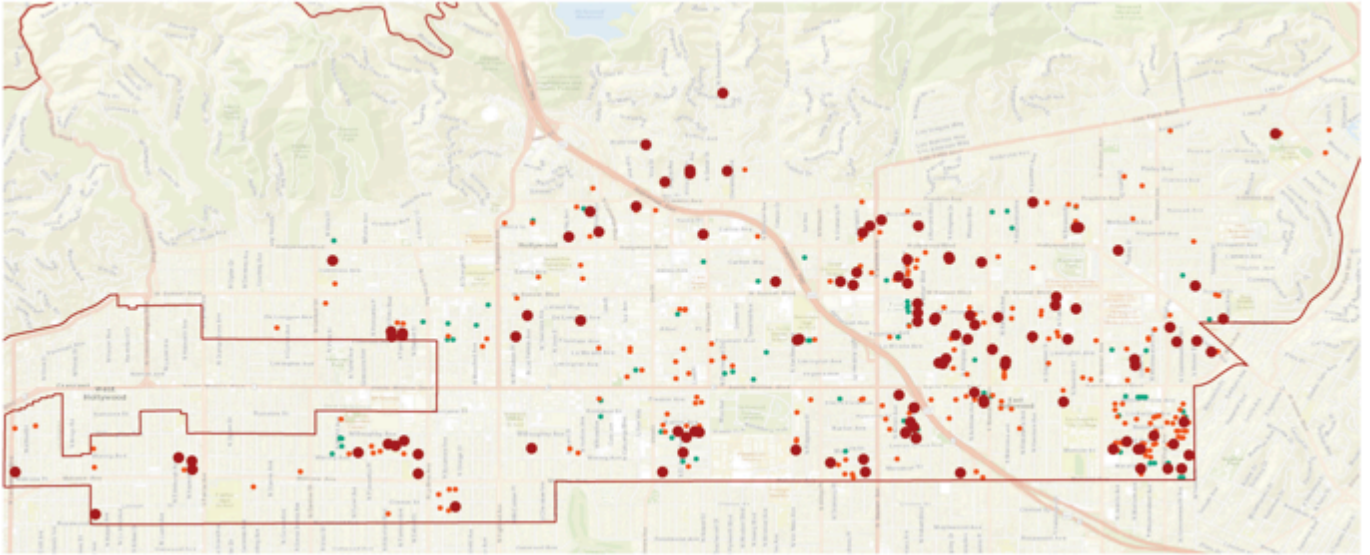
The original intent of the Small Lot Ordinance was to streamline the permitting of residences, and the design form of bungalow courts can be seen in the ideal intent of some Small Lots, however the ordinance did not explicitly speak this relationship or to the preservation of existing bungalow courts. The recent draft, however, specifically states that while small lots can be the result of proposed new construction, they can also emerge from existing multifamily settings such as bungalow courts, thus *“providing opportunities for the preservation and rehabilitation of multiple older apartment homes located on a single lot to be adaptively reused as for-sale housing on individual small lots.”*

During the Hollywood Bungalow Court survey, the number of parcels associated with each bungalow court was recorded, and approximately 120 bungalow courts (28% of total existing bungalow courts) are located on large parcels or lots composed of more than one parcel, as denoted by the large red dots in the map below. (The lighter orange and green dots show the unmarked and marked courts that are located on a single parcel.) Since the large lots are more susceptible to the new construction implications of the Small Lot Subdivision Ordinance, they are therefore potentially more vulnerable to demolition. Thus, if new preservation solutions are to be enacted to protect bungalow courts, it will makes sense to

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<sup>126</sup> Draft – CPC – 2015 – 4499 – CA. 12/17/15.”

proactively target those sites that have the highest potential to be negatively impacted by new development





## **Zoning**

### *Background*

Zoning is perhaps the most complex and critical framework that affects the future of bungalow courts. As stated by the Los Angeles Conservancy, “the bungalows occupied land that had since been zoned for much high density, making them prime demolition targets during the building craze of the early 2000s.”<sup>127</sup> While bungalow courts are composed of one to two-story buildings, the current zoning allows for building density almost three times the density of a bungalow court.

### *Overall Impact*

Current zoning, coupled with the implications of such legal frameworks as the Small Lot Subdivision Ordinance and the Ellis Act, potentially threatens properties that do not currently utilize the maximum allowable bulk of their lots. A large number of bungalow courts fall into this category.

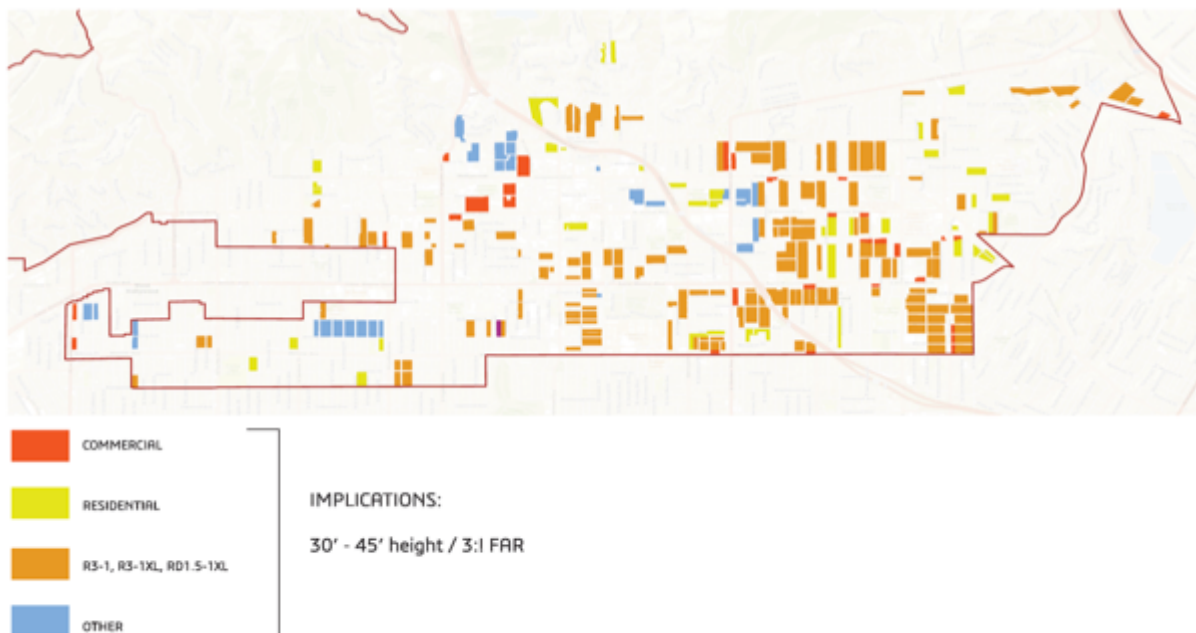
### *Relevance to Hollywood bungalow courts*

Given the complexities of the zoning, the map below aims at summarizing the issue by mapping the zoning that directly affects a bungalow courts. Each zoning parcel below corresponds to the location of a bungalow court. The majority of courts are located on land that is zoned multi-family residential. However, the 3:1 floor area ratio (FAR) allowed by zoning in these areas, legally allows that a building be almost or more than three times as dense as a typical bungalow court. Further, while not as common, a number of bungalow courts are in

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<sup>127</sup> Spectra Company. “Los Angeles Conservancy Award Hollywood Bungalow Courts, (Hollywood) Accessed February 2016, <http://spectracompany.com/laca2>

areas that are commercially zoned. A 12-unit, five building two-story bungalow court built in 1916, located at 1738 Wilcox Ave, for instance, is currently commercially zoned C4-2D-SN. Although this particular bungalow court is denser than most in terms of buildings lot coverage, the zoning allows for a FAR of 4.5:1 or 6:1 with City Planning Commission approval.<sup>128</sup> As-of-right zoning greatly contributes to how a property owner may legally choose to develop his or her land. Combined with market conditions, these zoning disparities puts bungalow courts at risk. Mitigating that risk requires proactive preservation strategies that acknowledge the significance of bungalow courts and regulate demolition requests.



*Current zoning based on blocks that contain bungalow courts*

<sup>128</sup> City of Los Angeles Department of City Planning. "Department of City Planning Recommendation Report CPC 2008-4001-ZC-HDCUB-CUX-ZAA-SPR." Accessed April 2016, <http://cityplanning.lacity.org/StaffRpt/InitialRpts/CPC-2008-4001.pdf>

## HERITAGE-FOCUSED FRAMEWORK

While there are legal frameworks that are not necessary heritage-focused but do affect historic resources, there are also laws that were enacted to achieve historic preservation goals.

### ***Background***

By 1946, the City of Los Angeles had its first consolidated Zoning Ordinance, and the General Plan Framework was completed in 1996. However, although preservation falls within the jurisdiction of the Zoning Code and the General Plan, other mechanisms have been more directly employed with the specific goal of managing historic resources. The city's landmarks law, known as the Cultural Heritage Ordinance, and the Department of City Planning's Office of Historic Resources, are the primary resources in place that work to manage historic resources.<sup>129</sup> To understand the preservation climate within the City of Los Angeles it is critical to review the City's landmark's law and the role of City preservation staff, while also looking at the preservation mechanisms in place, such as local landmark designation and Historic Preservation Overlay Zones (HPOZ) to understand how and to what extent this framework can contribute to the preservation of bungalow courts.

### ***Cultural Heritage Ordinance***

Drafted by concerned members of the local American Institute of Architects chapter who were "alarmed by the destruction of historic landmarks created by the explosion of growth in post-World War II Los Angeles,"<sup>130</sup> Los Angeles's Cultural Heritage Ordinance (CHO) was adopted in 1962, and has continued to serve as the guiding framework for managing historical

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<sup>129</sup> Advocacy groups, such as the Los Angeles Conservancy, are also instrumental in enacting preservation throughout the city.

<sup>130</sup> City of Los Angeles Department of City Planning Office of Historic Resources. "History of the Cultural Heritage Commission." Accessed October 2015, <http://preservation.lacity.org/commission/history-cultural-heritage-commission>

resources in LA. The ordinance originally established the Cultural Heritage Board, which eventually became the full-fledged Cultural Heritage Commission (CHC) in the 1980s, which oversees the nomination and designation of Historic-Cultural Monuments (analogous to individual landmarks) and Historic Preservation Overlay zones (a/k/a historic districts). This Ordinance is the governing document for preservation related tasks and programs within the city's jurisdiction.<sup>131</sup>

In addition to approving Historic-Cultural Monument nominations and Historic Preservation Overlay Zones, the CHC also appoints two of the five board members for each HPOZ. It is important to note that although Historic-Cultural Monument designation does not guarantee that a building will be saved, the Commission has “the authority to temporarily delay alteration or demolition of historically significant structures until a proper review can be completed” for up to 360 days.<sup>132</sup> The intent of this delay is so the Commission can collaborate with property owners or applicants with the goal of reaching preservation sensitive compromises. The CHC also makes comments “on behalf of the City, as a Certified Local Government for historic preservation, on nominations of sites to the National Register of Historic Places.”<sup>133</sup>

Aside from the designation of Historic-Cultural Monuments, another tool the City of Los Angeles uses to facilitate preservation is the designation and management of Historic Preservation Overlay Zones (HPOZs). According to the Office of Historic Resources, an HPOZ

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<sup>131</sup> City of Los Angeles Department of City Planning. “Cultural Heritage Ordinance.” 1962. Accessed October 2015, <http://preservation.lacity.org/sites/default/files/Cultural%20Heritage%20Ordinance.pdf>

<sup>132</sup> Ibid.

<sup>133</sup> City of Los Angeles Department of City Planning Office of Historic Resources. “History of the Cultural Heritage Commission Duties.” Accessed October 2015, <http://preservation.lacity.org/commission/commission-duties>

are “an area of the city which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance.”<sup>134</sup> Properties within the boundaries of an HPOZ may be contributing, non-contributing, or altered contributors. Therefore, continuity of contribution or integrity is not required for a HPOZ to be designated. There are 30 HPOZs in Los Angeles, and these overlay zones are virtually analogous to the concept of a historic district, in which alterations that occur within the boundaries of the overlay zone must comply with a governing HPOZ Ordinance and Preservation Plan, and will be reviewed by the local HPOZ Board.

The first HPOZ was adopted in 1983, and since then HPOZs have grown to range from approximately 50 parcels to more than 3,000 properties.<sup>135</sup> However, of the four Hollywood HPOZs, only one includes a bungalow court. Thus, although HPOZs are a seemingly proactive tool for preservation for Los Angeles, based on the current properties that contribute to their boundaries, HPOZs are currently not being used as tool to preserve bungalow courts. However, this does not mean that the creation of HPOZs that include bungalow courts could not be a viable option in the future.

### ***Office of Historic Resources***

In the City of Los Angeles, and therefore within the Community Plan Area of Hollywood, historic preservation is administered and regulated by the Department of City Planning’s Office of Historic Resources (OHR). OHR serves as an expert resource on preservation planning and coordinates the City of Los Angeles’ historic preservation activities, while also serving as the

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<sup>134</sup> City of Los Angeles Department of City Planning Office of Historic Resources. “About HPOZ Program.” Accessed October 2015, <http://preservation.lacity.org/hpoz/homepage/about-hpoz-program>

<sup>135</sup> Ibid.

staff liaison for the Cultural Heritage Commission.<sup>136</sup> OHR staff are responsible for reviewing Historic-Cultural Monument nominations and for making recommendations to the CHC, and are therefore a critical link between the applicant and the designation of a local landmark.

## **CEQA**

An additional layer of preservation review may also occur if a project is deemed “discretionary.”<sup>137</sup> Discretionary projects trigger the California Environmental Quality Act,<sup>138</sup> which requires the analysis a project’s environmental impacts, including those upon historic and cultural resources. Thus, if a proposed project is discretionary, the environment impacts must be documented, along with alternatives and mitigations, and reviewed by both regulatory agencies and the public. As such, the eligibility listings generated from SurveyLA and the Hollywood Redevelopment Area survey can be highly effective in bolstering the case that a cultural resource is being impacted. While the bungalow courts listed as eligible per the previous surveys may trigger this level of preservation review, the 299 (65%) bungalow courts that were not listed as eligible are more vulnerable to discretionary demolition.

## **Ordinance 183312**

While buildings that are locally designated or that fall within an HPOZ do have a valuable level of protection, buildings that are not within these historic designations are generally not subject to preservation review. The majority of Hollywood bungalow courts are essentially unprotected, and alterations and demolition can legally occur. Office of Historic

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<sup>136</sup> City of Los Angeles Department of City Planning Office of Historic Resources “Mission.” Accessed October 2015, <http://preservation.lacity.org/about/mission>

<sup>137</sup> Not ministerial. Discretionary projects include zone changes, General Plan amendments, etc.

<sup>138</sup> Los Angeles Conservancy. “Using CEQA to Protect Your Community: A Brief Guide to the California Environmental Quality Act.” 2010. Accessed February 2016, [https://www.laconservancy.org/sites/default/files/files/documents/CEQA\\_english.pdf](https://www.laconservancy.org/sites/default/files/files/documents/CEQA_english.pdf)

Resources Planning Associate, Shannon Ryan highlight this lack of protection: “there is no trigger for historic preservation review for by-right projects on properties that are not designated on the city, state, or federal level.”<sup>139</sup> However, also as stated by Ryan, a recent citywide ordinance - Ordinance 183312 - adopted in 2014 - “requires 30 day notice to adjacent property owners and the council office for demolition permits on properties of 45 years or older.”<sup>140</sup> Although, this does not guarantee a stop in demolition, it does serve as a preservation tool, in that it could potentially raise awareness and create opportunities for advocacy among neighbors and other potential stakeholders. However, this ordinance does not alert Office of Historic Resources staff and these pending demolitions are not made public (beyond the adjacent property owners).

### ***Local, National, and State Designation***

While “there is no singular formula or method that will guarantee that a historic building will be saved, [there are] several useful tools available to help protect buildings.”<sup>141</sup> The following content describes the implications of these tools as they regard different types of designation, while the next section, “Current Bungalow Court Heritage Status” describes some designation examples.

#### *Local: Historic-Cultural Monuments*

As stated by the Los Angeles Conservancy, “local designation offers the strongest protections” for historic properties “because it requires that the City government review and

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<sup>139</sup> Correspondence. February 29, 2016 email between Caroline Raftery and OHR Planning Associate Shannon Ryan.

<sup>140</sup> City of Los Angeles Department of City Planning. “Ordinance No. 183312. December 2, 2014. Accessed February 2016, [http://clkrep.lacity.org/online/docs/2013/13-1104\\_ord\\_183312.pdf](http://clkrep.lacity.org/online/docs/2013/13-1104_ord_183312.pdf)

<sup>141</sup> Los Angeles Conservancy. “How to Save Historic Places.” Accessed March 2016, <https://www.laconservancy.org/resources/guide/how-save-historic-places>

approve alterations or demolition to a property.” However, “in Los Angeles, designation as a Historic-Cultural Monument does not guarantee that the building cannot be demolished. Instead, it merely buys time in order to create opportunities for preservation solutions to emerge.”<sup>142</sup>

According to Sec.22.171.7 of the Cultural Heritage Ordinance, a Historic-Cultural Monument (HCM) is “any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including

- 1. historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified;*
- 2. or which is identified with historic personages or with important events in the main currents of national, State or local history;*
- 3. or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction;*
- 4. or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.*

For a HCM to be designated it has to meet at least one of these criteria. However, unlike the National Register, there is no age threshold for nomination, and property owner consent is not necessary. If a property is designated, all exterior and interior alterations must be reviewed by the Cultural Heritage Commission, and must be done in accordance with the Secretary of the Interior’s Standards for Rehabilitation.<sup>143</sup> Further, if a property own of an HCM intends to demolish the designated structure, the Cultural Heritage Commission must review the proposed actions, and can “object to the issuance of a demolition permit for 180 days, with an

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<sup>142</sup> Ibid.

<sup>143</sup> City of Los Angeles Department of City Planning Office of Historic Places. “What Does Historical-Cultural Monument Status Mean?” Accessed March 2016, <http://preservation.lacity.org/commission/what-does-historic-cultural-monument-status-mean>



additional 180 day extension possible upon approval of the City Council, thereby granting up to 360 days stay of demolition in order to evaluate preservation alternatives.”<sup>144</sup>

In addition to these levels of protection, if a project triggers the environmental review process of California Environment Quality Act, this designation will ensure that potential impacts on the resource will be studied as part of the review.

It is also important to note that while HCM designation can provide the most protection, preservation efforts can begin prior to the designation, but after the nomination is submitted. According to the Cultural Heritage Ordinance, if the Cultural Heritage Commission, affirms that the nominated property should be “under-consideration” and therefore move forward in the process, then at this stage, no permit for demolition, substantial alteration or removal of that site, building, or structure shall be issued pending final determination by the Council that the proposed site, building or structure shall be designated – or not designated – an HCM.<sup>145</sup>

*The National Register of Historic Places and California Register of Historical Resources*

The National Register of Historic Places, administered by the National Park Service under the 1966 National Historic Preservation Act, is another designation tool that can assist in the preservation of historic resources. While “National Register listing does not provide an iron-clad guarantee that a building cannot be demolished or significantly altered,”<sup>146</sup> it does provide varying levels of protection.

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<sup>144</sup> Ibid.

<sup>145</sup> Cultural Heritage Ordinance.

<sup>146</sup> “How to Save Historic Places.”

As a National Register listed property, for instance, the property is recognized as significant to the nation, the State, or the community. Potential adverse effects on National Register listed properties must be considered in the planning of federal or federally-assisted projects (under Section 106 of the National Historic Preservation Act). Projects to rehabilitate National Register eligible properties are also eligible for Federal Tax Credit incentives, as well as the California State Mill Act property tax reduction incentive.

For a property to be eligible for the National Register it must meet at least one of the following criteria, while also possessing integrity<sup>147</sup> of location, design, setting, feeling, workmanship, association, and materials:

- A. Associated with events that have made a significant contribution to the broad patterns of our history.*
- B. Associated with the lives of persons significant in our past.*
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.*
- D. Yield, or may be likely to yield, information important in prehistory or history.*

As stated by the California State Office of Historic Preservation, "the California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act."<sup>148</sup> The criteria for

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<sup>147</sup> Historical integrity is the ability of a property to convey its significance and is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period" (National Park Service)

<sup>148</sup> California State Office Of Historic Preservation. "California Register." Accessed March 2016, [http://ohp.parks.ca.gov/?page\\_id=21238](http://ohp.parks.ca.gov/?page_id=21238)

state eligibility mirror that of the National Register, and all properties listed on or determined eligible for the National Register are automatically listed on the California Register.

## **CURRENT BUNGALOW COURT HERITAGE STATUS**

Despite Hollywood's having one of the highest concentrations of designated resources in Los Angeles, including structures such as Case Study House No. 22 (Stahl House), the Hollywood Bowl, and the Frank Lloyd Wright designed Hollyhock, Freeman and Ennis Houses, of the 400 Hollywood bungalow courts, and of the 146 Historic-Cultural Monuments in Hollywood, only three are HCMs, six are National Register designated, and Whitley Court is the only bungalow court that is both HCM and National Register designated. In addition, only one bungalow court falls within the jurisdiction of an HPOZ (Whitley Heights).

### ***Designation Examples***

While the number of designated bungalow courts is sparse, the number of unsurveyed<sup>149</sup> or not-yet-determined-eligible Hollywood bungalow courts is high, and a look at the previously designated resources may shed light on the applicability of designation on other bungalow courts.

#### *Historic-Cultural Monument Designation*

There are five designated Historic-Cultural Monument bungalow courts in Hollywood: 1720 Whitley Ave (Whitley Court), 938 Martel Ave (Covert Cottages Bungalow Court), 5124 W. DeLongpre Ave (Bukowski Court), 2494 Gower Street<sup>150</sup>, and 750 N Edinburgh Ave.<sup>151</sup>

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<sup>149</sup> Perhaps due to visibility constraints SurveyLA did not document all potentially eligible bungalow courts

<sup>150</sup> City of Los Angeles Department of City Planning. "CHC-2013-2350-HCM 2494 Gower Street Bungalow Court" nomination. October 28, 2013. Accessed March 2016, [http://clkrep.lacity.org/online/docs/2013/13-1463\\_RPT\\_CHC\\_10-28-13.pdf](http://clkrep.lacity.org/online/docs/2013/13-1463_RPT_CHC_10-28-13.pdf)

However, for the purposes of understanding how the designation process works and may be applicable to other Hollywood bungalow courts, the recent designation of the court located at 750 N. Edinburgh Ave will be examined. Of the five locally designated bungalow courts, the designation of this court was highly related to each of the aforementioned non-heritage and heritage related legal frameworks, and therefore serves as a timely case for analysis.

Further, 750 N. Edinburgh was designated for its typological significance as a bungalow court, and for its association with the early development of Hollywood, therefore potentially relating to each of the 400 bungalow courts, and therefore serving as a precedent and model for future designations.

#### *750 N. Edinburgh Avenue Background*

Although the 750 N. Edinburgh Ave. bungalow court was unanimously designated by City Council, this development and outcome of this particular case was affected not only by Cultural Heritage Ordinance, the Small Lot Subdivision, the California Environmental Quality Act, and the findings of SurveyLA.<sup>152</sup>

Like many designations, 750 N. Edinburgh Ave. was designated in reaction to a direct threat of demolition. In this case the property owner evicted the tenants under the Ellis Act, and was in the process of having an Environmental Impact Report (EIR) prepared to comply with CEQA requirements. However, during the CEQA process the property owner decided to

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<sup>151</sup> Whitley Court is HCM 448, and was designated on December 13, 1988; Covert Cottages Bungalow Court is HCM 783, and was designated on March 24, 2004; The Bukowski Court is HCM 912, and was designated on February 26, 2008; 2494 Gower Street Bungalow Court is HCM 1047 and was designated on December 11, 2013; 750 N Edinburgh Ave was designated an HCM on March 2, 2016.

<sup>152</sup> This case also demonstrates the property owner use of the Ellis Act (this Act (passed in 1986) ensured landlords that right, and as such, the law allows landlords to evict tenants – for no fault of their own - if they intend to leave the rental business.)

alter his project plans, and an EIR was no longer required. Instead, the property owners applied for a demolition permit (9/2015) with the goal of using the Small Lot Subdivision Ordinance to subdivide the property and build single-family homes.

Advocates for the preservation of the court designed the two posters that follow. They illustrate community concerns about the potential negative consequences of demolition and the resulting construction under the Small Lot Subdivision Ordinance.

# YOU CAN SAVE OUR NEIGHBORHOOD



We are the neighbors of THE HISTORIC BUNGALOW COURTS at 750-756 1/2 Edinburgh Ave. who are advocating for historic preservation and conscious development. We have gathered over 200 signatures and 91 letters from people who live and work in the neighborhood in support of SAVING the unique character of the neighborhood from indiscriminate oversized development.

#### THE CITY HAS VOTED WITH US!

On November 19th, The Cultural Heritage Commission, which is comprised of 5 experts in the fields of architecture and historic preservation voted 5 - 0 in favor of designating 750-756 1/2 a Cultural Historic Monument. Our own city councilman Paul Koretz came to speak out in support.

While the building has been neglected by the owners, it remains intact, and in September 2015 was judged fully habitable by the Los Angeles Housing and Community Investment Department.

#### THE DEVELOPER'S PLAN:

The developers, Matthew Jacobs and Guy Penini, evicted the tenants using the Ellis Act and planned to demolish the 8 rent stabilized units to build a luxury small lot subdivision (Townhouses)—with each unit selling for well over a million dollars.

Matthew Jacobs lives "in" the community but his interests are not "of" the community. You decide. He and his team have ignored recommendations by the community and Mid City West Neighborhood Council. Mathew Jacobs has aggressively attempted to use questionable tactics to demolish the property while also ignoring community concerns.


Despite his efforts, the CITY continues to stand in opposition to the project!

Matthew Jacob's development on Crescent Heights near Romaine, "Bentobox 5" is a Small Lot Subdivision towering over it's neighbors. If we stay silent, the historic Edinburgh Bungalow Court will be replaced with a "Bentobox 8"! His model thus far destroys historic buildings and evicts tenants to support generic, out-of-scale and unaffordable housing.



#### WHAT YOU CAN DO TO HELP

Please email and call Councilmember Paul Koretz and tell him you support the designation of the Edinburgh Bungalow Court as a historic monument and are interested in saving the integrity of our beautiful neighborhood: [councilmember.koretz@lacity.org](mailto:councilmember.koretz@lacity.org) (213) 473-7005

 [save750edinburgh](https://www.facebook.com/save750edinburgh) Email [save750edinburgh@gmail.com](mailto:save750edinburgh@gmail.com)

Keep in touch for more information on the upcoming City Council vote and how you can further help save 750 Edinburgh.  
YOUR VOICE MATTERS!



Advocacy posters - created by the public - in support of the preservation of 750 N. Edinburgh Ave. <sup>153</sup>

With the demolition of this 1923 built bungalow court appearing to be imminent, the Director of Planning (as opposed to a property owner or preservation advocate) independently initiated the designation process for this property, acknowledging that only immediate starting the designation process could halt the demolition. The request for demolition and the initiation of the HCM process resulted in a five-month advocacy battle to save the building. Katie Horak, Principal of Architectural Resources Group, was selected to draft and present the HCM designation to the Cultural Heritage Commission. She submitted the HCM nomination to the City on September 11, 2011, and to the Cultural Heritage Commission on November 11, 2015.

<sup>153</sup> "Save 750 Edinburgh." Accessed January 2016, <https://www.facebook.com/save750edinburgh/photos>

The eight-unit Spanish Colonial Revival court was designated on March 6, 2016, and during the process received support from Councilmember Paul Koretz, more than 30 community members, the Los Angeles Conservancy, Hollywood Heritage, Save 750 Edinburgh, Silverlake Heritage Trust, West Hollywood Heritage Project, and the West Hollywood Preservation Alliance.

#### *750 Edinburgh Avenue Designation*

The property, already listed as eligible based by SurveyLA, and met HCM criterion 1, as it reflects the broad cultural, political, economic, or social history of the nation, state, or community. According to the nomination report, “the story of bungalow courts is very closely aligned with the story of the 1920s boom years in Los Angeles. Due in large part to the growth of local industries during the 19 teens and 20s, the population of Los Angeles exploded as people migrated to the city in search of jobs and opportunity.”<sup>154</sup> The property at 750 N. Edinburgh Ave, was also eligible under HCM criterion 3 as it embodies the distinguishing characteristics of an architectural-type specimen: the bungalow court.

During the Cultural Heritage Commission’s public hearing, the consultant responsible for presenting this case showed a vintage postcard of a bungalow court, and stated

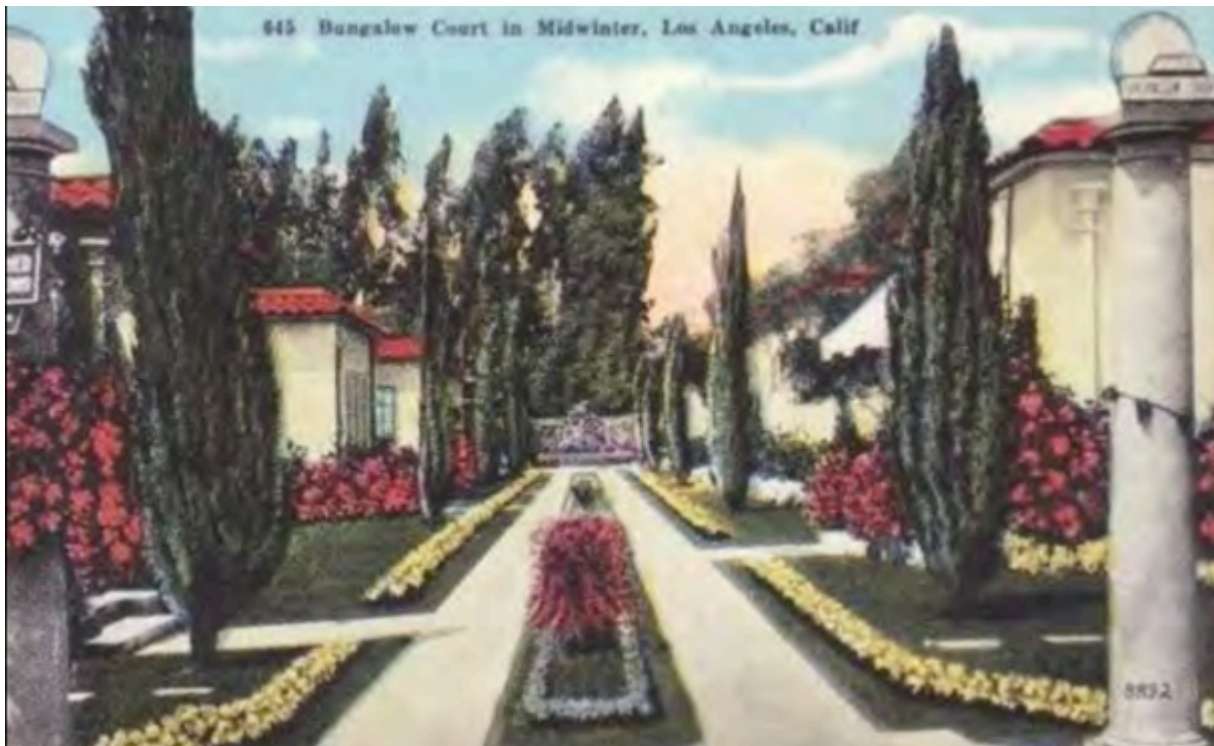
*... in this postcard of a Bungalow Court in Midwinter in Los Angeles, the emphasis is not on the buildings. In fact, you can barely see them. The emphasis is on the open space created by the central court, the beautiful landscape blooming in midwinter, with concrete paths leading directly from the courtyard – not the street – to front doors.*

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<sup>154</sup> Katie Horak. 750 N. Edinburgh HCM Nomination Report (CHC-2015-3386-HCM). September 11, 2015.



This designation also affirms that bungalow courts were not just valued because they were of a high style or built by a well-known architect. Most courts “employed modest characteristics of popular styles of the day” and were often built by contractors rather than architects. In addition, much of the character of bungalow courts “lies in space rather than object; they were the first multifamily type to consider central outdoor space for social interaction, and separation from the automobile while at the same time providing ample accommodation for it.”<sup>155</sup>

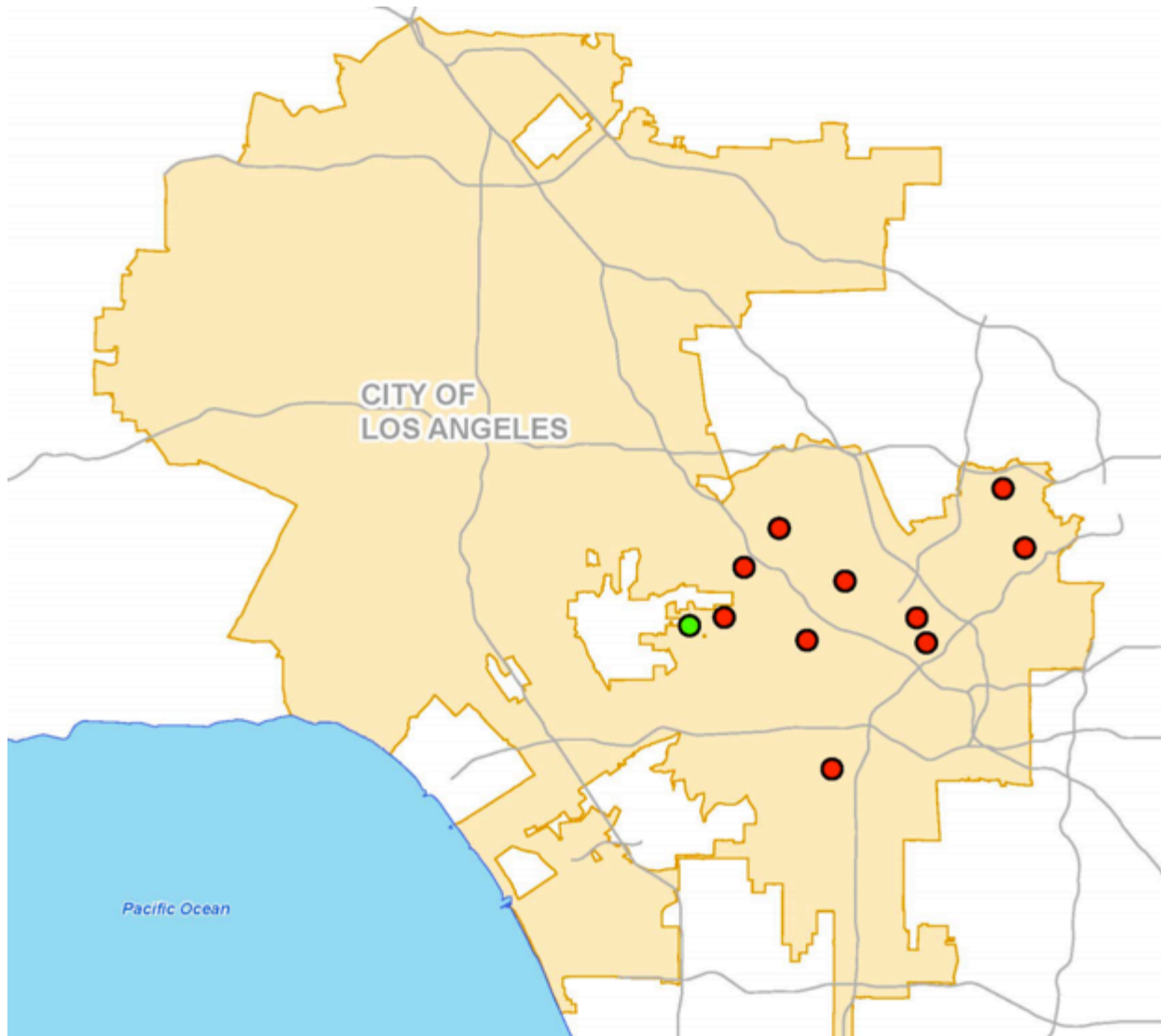


*Early postcard Los Angeles bungalow court*<sup>156</sup>

<sup>155</sup> Katie Horak. 750 N. Edinburgh HCM Nomination Presentation (CHC-2015-3386-HCM). November 11, 2015.

<sup>156</sup> Ibid.

While the rarity of designated bungalow courts in Los Angeles can be seen as a vulnerability for the typology, that rarity in fact also bolstered the case for designating 750 N. Edinburgh Ave , increasing its perceived value as an endangered example of an endangered type. The map below shows 750 N. Edinburgh Ave (in green), along with the other ten designated courts (in red).



*Distribution of bungalow court HCMs in Los Angeles<sup>157</sup>*

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<sup>157</sup> Ibid.

### *Relevance to Hollywood bungalow courts*

The designation of 750 N. Edinburgh Ave is a replicable model for many of Hollywood's bungalow courts. However, given that this case study was an example of designation as a last-ditch, reactive process, it should also be seen as a lesson for designating significant resources before they are threatened. But can every one of the 400 bungalow courts could arguably be described as being significant due to the fact they are examples of bungalow courts and are associated with the development of Hollywood? For instance, are there bungalow courts that are more closely related to 750 N. Edinburgh Ave than others? The majority of Hollywood bungalow courts were designed in the Spanish Colonial Revival style, though the detached nature of the units and the rear parking set this court apart in terms of plan. There are other courts in Hollywood with detached units and other conditions similar to this. What criteria apply for building their case off of that for 750 N. Edinburgh?

One candidate is the 18-unit detached unit court located at 1632 N. Normandie Ave, built in 1923. Although not listed in the SurveyLA findings, it could be a potential HCM.



1632 N. Normandie Ave (Google map image, 2016)



1632 N. Normandie Ave (Google map image, 2016)

To use a different argument, Bukowski Court was successfully nominated as a Historic-Cultural Monument for its association with a significant personage, author Charles Bukowski. Are there other courts whose former tenants could be the basis for designation? While the interiors of bungalow courts were not examined as part of this thesis, further research is required to assess the potential for interior considerations to support designation.

### *National Register of Historic Places Listing*

#### Individual Resource Listing

Within the Hollywood Community Plan Area there are seven National Register listed properties. 1720-1728 Whitley Ave (Whitley Court) was listed in 1986, 1514 St. Andrews Place was listed in 1998, and 1516 N. Serrano Avenue, 1544 N Serrano Ave, 1554 N. Serrano Ave, and 1721 N. Kingsley Ave were listed in 2010.

The first bungalow to be listed, Whitley Court, was listed in 1986 for its "relationship to the development and architecture of Hollywood."<sup>158</sup> Unlike the other six National Register Hollywood bungalow courts, Whitley Court is also unique due to the fact that the lot originally had just one two-story Queen Anne single-family residence (built in 1905), but in 1919 the house was move to the back of the lot and four Dutch Colonial Revival duplex bungalows were built creating the court. Therefore, this court is not only unique as the last remaining Dutch Colonial Revival bungalow court in Hollywood, but also because it is a unique case in which the early housing and development climate in Hollywood can be observed on a single lot. However, while the designation for Whitley Court is revealing, the five courts that were

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<sup>158</sup> Christy McAvoy. "National Register of Historic Places Whitley Court designation." August 1986. (received nomination from Christy April 2016).



designated in 2010 are more suited typical examples, and better potential precedents for the other undesignated Hollywood bungalow courts.<sup>159</sup>

The statements of significance summary for 1516 N. Serrano Avenue, 1544 N Serrano Ave, 1554 N. Serrano Ave, and 1721 N. Kingsley Ave each state that the

*property is eligible for listing in the National Register of Historic Places under Criterion A at the local level for its association with the development of the Hollywood area of Los Angeles during the 1920s. [The property] is also eligible under Criterion C at the local level because it embodies the distinctive characteristics of the bungalow court, a building type characteristic of residential development in Hollywood during the early decades of the twentieth century. The period of significance for the property is [1921 or 1925], the year of its original construction.*

The character-defining features associated with each of these courts were also listed (i.e. overall arrangement of buildings, flat roofs with molded parapets, textured stucco exterior wall cladding, etc.).<sup>160</sup>

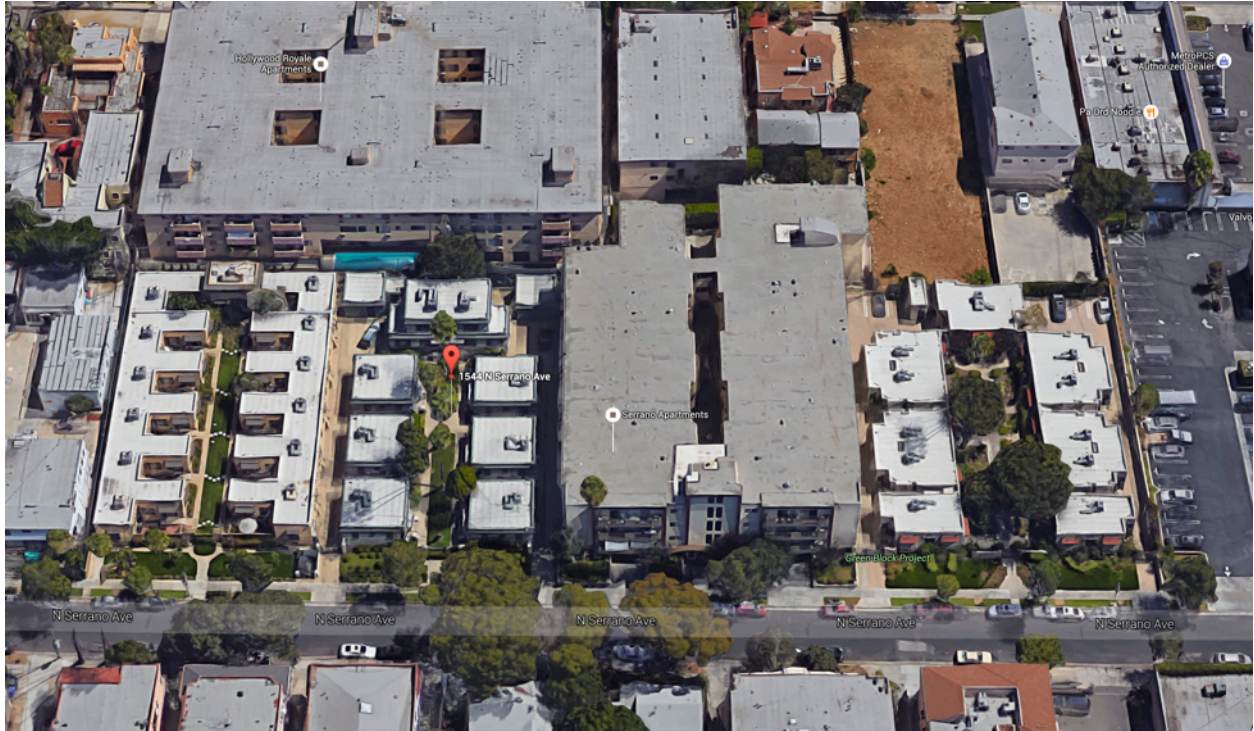
Of these seven bungalow courts, in terms of plan configuration and style, the court at 1544 N. Serrano Ave is most similar to other Hollywood bungalow courts, and may therefore be the most applicable in terms of reviewing how the bungalow court as an object is described in the designation.<sup>161</sup>

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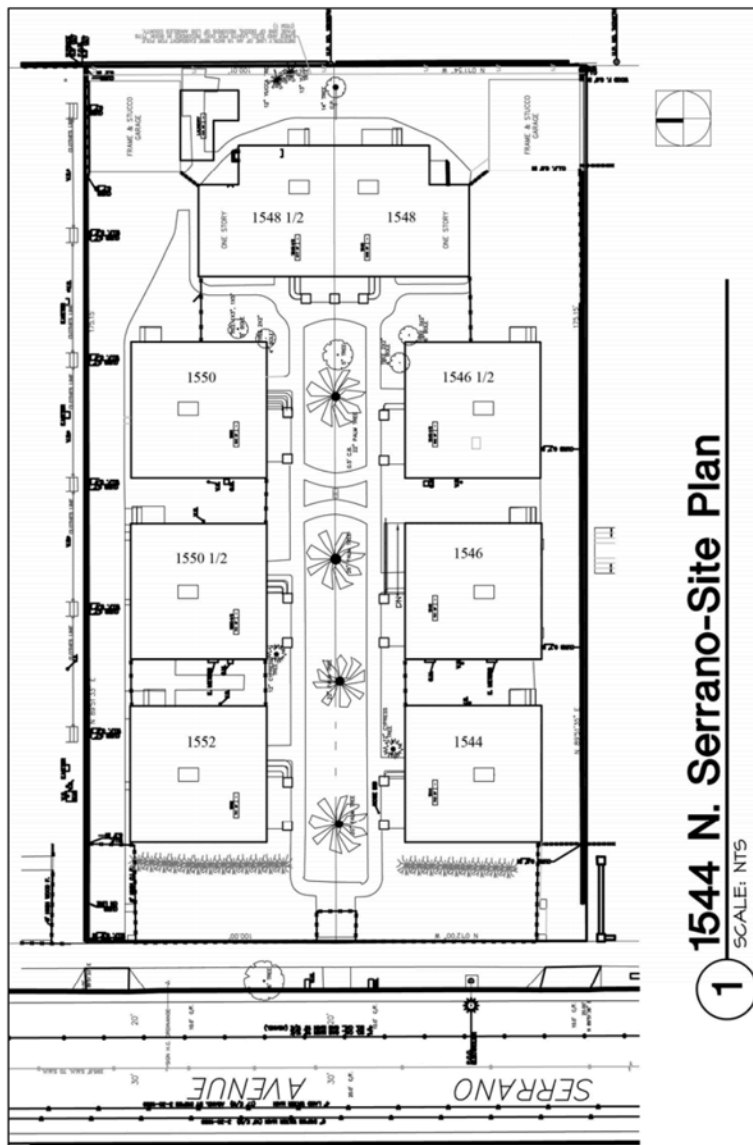
<sup>159</sup> the designation report for St. Andrews Court was not available online

<sup>160</sup> the character-defining features were determined based on their relationship with the period of significance

<sup>161</sup> The plan and style of the court at 1516 N. Serrano is most closely related to a larger amount of other Hollywood bungalow courts than the other National Register designated courts.



*While 1544 N. Serrano Ave. is called out with the red marker, 1554 N. Serrano Ave. is adjacent to the left, and 1516 N. Serrano Ave. is located to the right (left of the parking lot).*



1544 N. Serrano Ave. Site Plan<sup>162</sup>

<sup>162</sup> Kari Fowler. "National Register of Historic Places Designation 1544 N. Serrano Ave." 2010. Accessed November 2015, [http://ohp.parks.ca.gov/pages/1067/files/california\\_los%20angeles\\_1544%20n%20serrano\\_nomination.pdf](http://ohp.parks.ca.gov/pages/1067/files/california_los%20angeles_1544%20n%20serrano_nomination.pdf)



### *Multiple Property Resource Designation*

Aside from individual property designation, multiple properties can be nominated as a group. The National Park Service defines “multiple properties” as “groups of related significant properties” that can be designated based on their shared association with “themes, trends, and patterns of history.” These themes, trends, and patterns are “organized into historic contexts,” in which each of the nominated property types must represent. Once nominated, these “thematically-related” properties may then be simultaneously designated. Given this process, and the fact that SurveyLA framed elements of their survey methodology based on Contexts and associated properties, the SurveyLA findings could be used as the base for this type of nomination. In Hollywood, for instance, SurveyLA revealed that of 118 bungalow courts are eligible as multiple properties based on their representative quality as bungalow courts (“Residential Development & Suburbanization, 1850 – 1980” Context) and also based on their association with the development of Hollywood (Entertainment Industry, 1908-1980” Context).

While there are no existing bungalow court multiple property National Register designations in Los Angeles, in 1994 a 27-property multiple property designation was approved for bungalow courts in Pasadena. Prior to the nomination, over 118 courts were surveyed and these 27 were selected based on a set of criteria speaking to the courts’ ability to represent the ideals of the bungalow court, while also being located near the Central Business District. Courts located near the business district were perceived as being more threatened with alterations or demolition and were therefore prioritized in terms of preservation, and thus included in this designation.

### *Relevance to Hollywood bungalow courts*

Each of the seven Hollywood bungalow courts that have been designated is composed of detached units. Could this mean that courts composed of detached units are more valued than those courts composed of attached units, and may be more likely to be designated? If this is the case, and these types of courts are more likely to be designated then there are about many existing – undesignated - courts that exhibit similar plans. However, since detached unit courts have a history – albeit a small history - of being designated, that may also reveal the need to evaluate why courts that are composed of attached units have not been designated, and how they can become a more active participant in the designation conversation. The designation tools also reveal that regardless of plan type, bungalow courts could potentially be designated as multiple properties due to their relationship with a larger context or theme such as multifamily residential development and/or the development of Hollywood. The SurveyLA findings, in particular, lend themselves as a base to drafting a multiple property designation and should be used as such.

### **OTHER POTENTIAL PRESERVATION RECOMMENDATIONS**

While designation is a powerful preservation tool it is not the only tool that should be looked at for potentially preserving bungalow courts. The implications of the Small Lot Subdivision Ordinance, Rehabilitation Tax Credits, and Adaptive Reuse, for instance, should all be considered as viable options to preserve bungalow courts.

#### ***Small Lot Subdivision***

While the Small Lot Subdivision has resulted in the demolition of bungalow courts, and almost contributed to the loss of 750 N. Edinburgh Ave, the Ordinance can also be used as a

preservation tool in which detached bungalow court units can be converted to into single-family residences that exist as part of a subdivision.

### *Examples*

Maltman Court in Echo Park - a community just east of Hollywood – is the earliest example of a bungalow court that is using the implications of the Small Lot Ordinance to assist in its preservation.<sup>163</sup> This bungalow court was built in 1926 and is composed of seventeen units of detached Spanish Colonial Revival bungalows. In an article titled “Fledgling L.A. ordinance revives an old idea: the small house in the city,” *Los Angeles Times* architecture critic Christopher Hawthorne states that “with red-tile parapets and tiny front stoops, [Maltman Court was] a reminder that Los Angeles was once quite good at producing housing that combined moderate density, a sense of community and quick access to the city at large.” However, restoring these bungalows as condos “wouldn’t pencil out,” since “at about 700 square feet apiece, they were too small to justify a pricey conversion,” thus “it seemed that the property would be torn down and replaced by a sizeable condo or apartment complex – the usual anonymous, no-soul stucco job sitting atop a concrete bunker of parking and pitched to the high end of the market.”<sup>164</sup>

However, this court “was rescued by an unlikely savior:” the Small Lot Subdivision Ordinance. Through this Ordinance, the seventeen rental units could be converted into individual bungalows where “residents can own their units outright, with easements for the driveways and other common areas.” This conversion provides first-time homebuyers and

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<sup>163</sup> Small Lot Guidelines, 43.

<sup>164</sup> Christopher Hawthorne. “Fledgling L.A. ordinance revives an old idea: the small house in the city.” *Los Angeles Times*. June 5, 2008. Accessed December 2015, <http://www.latimes.com/local/la-hm-small5-2008jun05-story.html>

“those looking in the middle of the market” the opportunity to purchase properties that are “bigger than some lofts and usually closer to the ground – literally and psychologically – but still smaller and more affordable than traditional single-family houses. The new homes have their own gardens, however small, and avoid fees and restrictions associated with condos.”<sup>165</sup>

Mott Smith and Brian Albert, the founders of Civic Enterprise Associates, a firm whose mission is to “plan and develop projects that capitalize on the history, community and natural vitality of neighborhoods in Southern California and beyond,”<sup>166</sup> purchased the property, and “after a thoughtful restoration by the Santa Monica firm Drisko Studio Architects, the bungalows went on the market as single-family houses” in 2007. Mark Surdam, senior construction manager of Civic Enterprise Associates, stated that this conversion was also based on the philosophy that “fee-simple houses ... promote stability and community among residents. ‘If you’re an owner, you’re simply more invested,’ he said – not just financially, but psychologically. ‘That makes a huge difference for the neighborhood.’”<sup>167</sup>

These homes were sold for the low \$500,000s and the properties have their own landscaping and detached garage. This project was selected by Architectural Record magazine as one of their 2008 Record Houses, won a preservation award from the Los Angeles Conservancy, and was published in 2009 Urban Land Institute’s “Awards for Excellence” book.

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<sup>165</sup> Ibid.

<sup>166</sup> Civic Enterprise. “Maltman Bungalows.” Accessed March 2016, <http://www.civicerprise.com/>

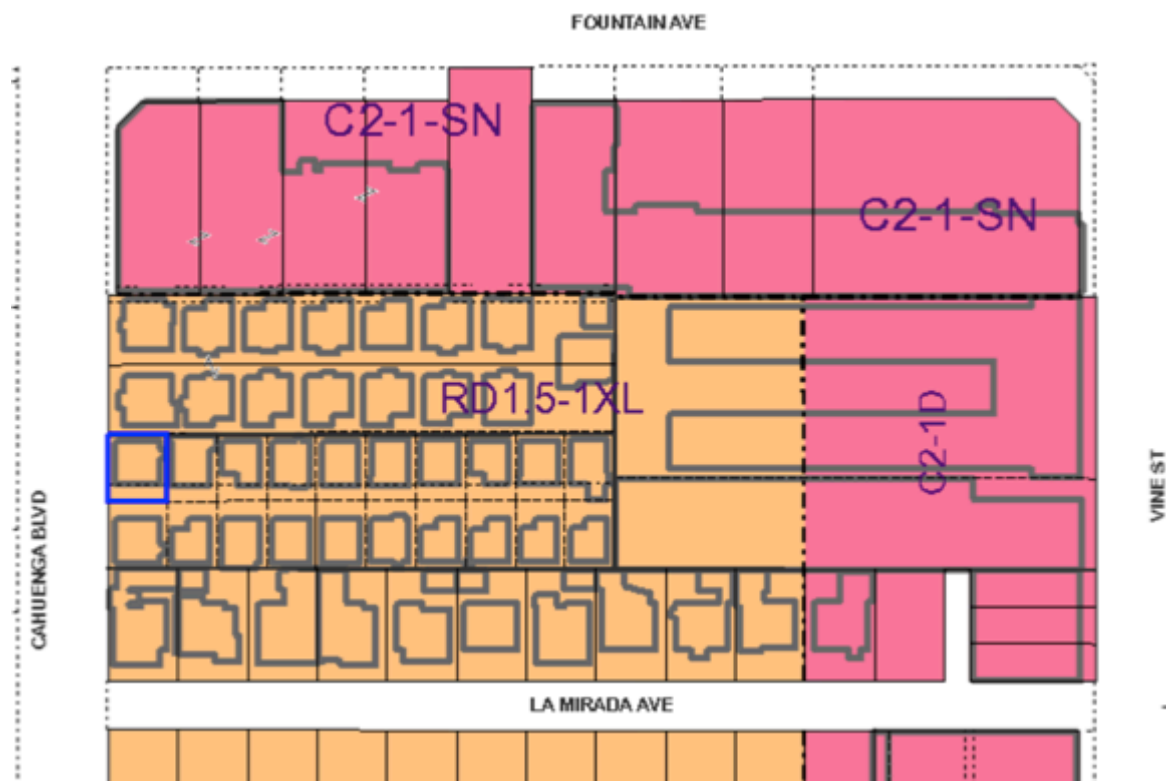
<sup>167</sup> Hawthorne.



*Maltman Bungalow Court post-rehabilitation photographs<sup>168</sup>*

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<sup>168</sup> Civic Enterprise.



1232 N Cahuenga Blvd (APN 5533-005-017) (ZIMAS)

The bungalow court located at 1232 N Cahuenga Blvd.<sup>169</sup> is another example of a court whose units have been subdivided, and as such the occupants own the individual buildings. However, unlike the Maltman Court which has remained aesthetically intact, this 20-unit court has experienced a number of alterations that resulted in it not being listed as eligible for designation during SurveyLA. The aerial image of the bungalow court (the lower court, of the two) shows that the second unit from the left on the lower row has added a second-story addition, and all of the units' entrances have experienced various levels of change. Therefore, in contrast with the Maltman Court subdivision compliance with historical guidelines was, this

<sup>169</sup> The bungalow court also contains 19 other addresses.



case offers a different look at the Small Lot bungalow court implications. The Street View image (below) also shows how individual property owners have decided to break with the originally consistent palette of finishes and accessories. This view also shows how the unit with the addition towers over the other units, further emphasizing its break with the original Spanish Colonial Revival vocabulary. While this does demonstrate a level of preservation, the outcome is decidedly mixed in terms of the full range of preservation considerations and reveals the range of potential issues that may arise. After a bungalow court undergoes the small lot subdivision process, could an individual property owner demolish their property and build a three-story structure per allowable zoning? Would it be possible to create a HPOZ or employ a similar mechanism for a single bungalow court?





1232 N Cahuenga Blvd (Google aerial perspective and Street View)

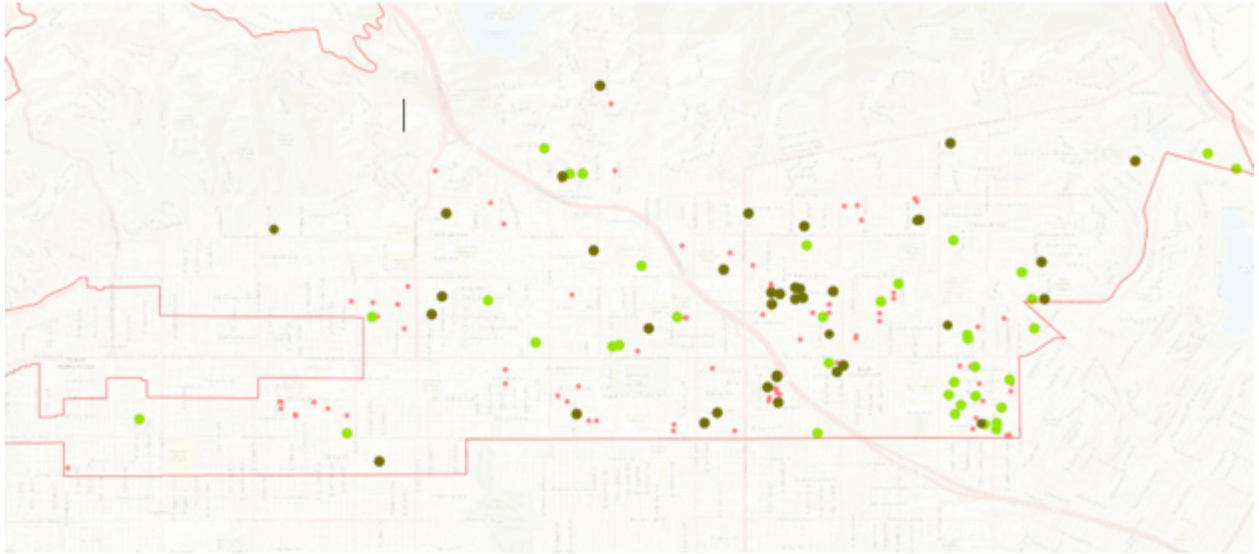
#### *Relevance to Hollywood bungalow courts*

If the Small Lot Subdivision is to be used as a tool for preservation, as was the case for Maltman Court, there are 38 bungalow courts in Hollywood that are potential candidates. (24%) are primarily detached units – in keeping with the intent of the Ordinance - and are also located on multiple parcels (denoted in dark green). There are an additional 37 courts (23%) that have detached units (or duplex units) (denoted in light green). While the previous 38 bungalow courts have the most detached units and therefore these units would qualify to be subdivided per the Ordinance, the 37 other courts have buildings (i.e. two story multi-unit) that would not meet the current allowable conversion standards. However, each of these 85 courts contains units that would be ideal candidates for using rehabilitation as a preservation tool of, while also aligning with some of the goals of the Small Lot Subdivision Ordinance.<sup>170</sup>

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<sup>170</sup> Due to time constraints, the bungalow courts mapped below are only the 158 courts that were determined eligible for designation per the two previous surveys.





### ***Rehabilitation, National Register Designation, and Tax Credits***

Aside from the designation of bungalow courts, there are also historic preservation incentives such as Federal Rehabilitation Tax Credits, state tax incentives under the Mills Act, and Investment Tax Credits for Low-Income Housing that can be used. The Federal Rehabilitation Tax Credit program is divided into 20% tax credits and 10% tax credits. The 20% Rehabilitation Tax Credit, per the Tax Reform Act of 1986, is an “incentive [that] provides a 20% tax credit for all qualifying hard and soft cost expenditures during rehabilitation.” (2) To qualify for this incentive a property must be listed on the National Register of Historic Places or must be a contributing structure in a National Register Historic District.” The 10% Rehabilitation Tax Credit offers the same benefit at a lower percent, and in contrast to the 20% tax credit, can apply to properties that are not listed in or eligible for the National Register of Historic Places (4). Therefore, given the current state of bungalow court National Register designation, this incentive is the most applicable to the bungalow courts of Hollywood. Another incentive is the Mills Act, which is “a state law that allows cities to enter into contracts with owners of historic properties to provide property tax relief in exchange for the continued preservation of the historic property.” (8). However, like the 20% Rehabilitation Tax Credit, the benefits of the Mills Act only apply to properties listed on the National Register of Historic Places. Lastly, the Investment Tax Credit for Low-Income Housing “rewards property owners for providing low-income housing to the community.” Further, “while not explicitly a preservation incentive, the credit can be used in conjunction with the Federal Historic Preservation Tax Incentives to provide additional tax savings in order to make an affordable housing project feasible.” A property does not need to be listed on the National Register, but must be a rental

housing property. In addition, these “credits can be allocated to new construction projects or projects undergoing rehabilitation.” (10)

Six bungalow courts in Hollywood have undergone rehabilitation taking advantage of tax credits while completing the National Register listing process.

### *Examples<sup>171</sup>*

Hollywood Community Housing<sup>172</sup> is a non-profit developer who facilitated the restoration of the “Hollywood Bungalow Courts,” in accordance with the Secretary of the Interior’s Standards, as the federal tax credit rules require. The courts opened in 2010.) While the mission of this organization is “to preserve and expand the supply of affordable housing for lower income households in Los Angeles,” this project achieved that goal while also preserving four bungalow courts. The four courts, totaling 42 units, are located at 1516, 1544, and 1554 N. Serrano Ave (built 1922, 1921, and 1921), and 1721 N. Kingsley Ave (built 1921). The restoration was overseen by M2A Architects, and Dreyfuss Construction was the contractor. Project financing included partial funding by the Federal Rehabilitation Tax Credits, as well as the Investment Tax Credit for Low-Income Housing.

These courts were slated for demolition before Hollywood Community Housing purchased the properties with the intent of rehabilitating the units and creating homes for low-income people with special needs.<sup>173</sup> In the case of these courts, tenants include those who had been chronically homeless and are HIV-positive or have AIDs. “Harris said the original residents in the 1920s were likely single people and couples who worked at film studios and

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<sup>171</sup> Hollywood Community Housing Corporation. Hollywood Bungalow Courts project summary and rehabilitation presentation. Accessed January 2016, [http://0101.nccdn.net/1\\_5/1c9/120/2ca/HollywoodBungalowCourts.pdf](http://0101.nccdn.net/1_5/1c9/120/2ca/HollywoodBungalowCourts.pdf)

would have known and watched out for one another. And that's the atmosphere the agency hopes to create today."<sup>174</sup>

According to Bill Harris, "each of HCHC's developments have brought improvements to Hollywood in different ways, whether it's been providing homes for low-income families, the preservation of Hollywood's unique history and architecture, offering a new life to disabled, chronically homeless households or revitalizing neighborhoods,' ... 'We are especially proud of the Hollywood Bungalow Courts."

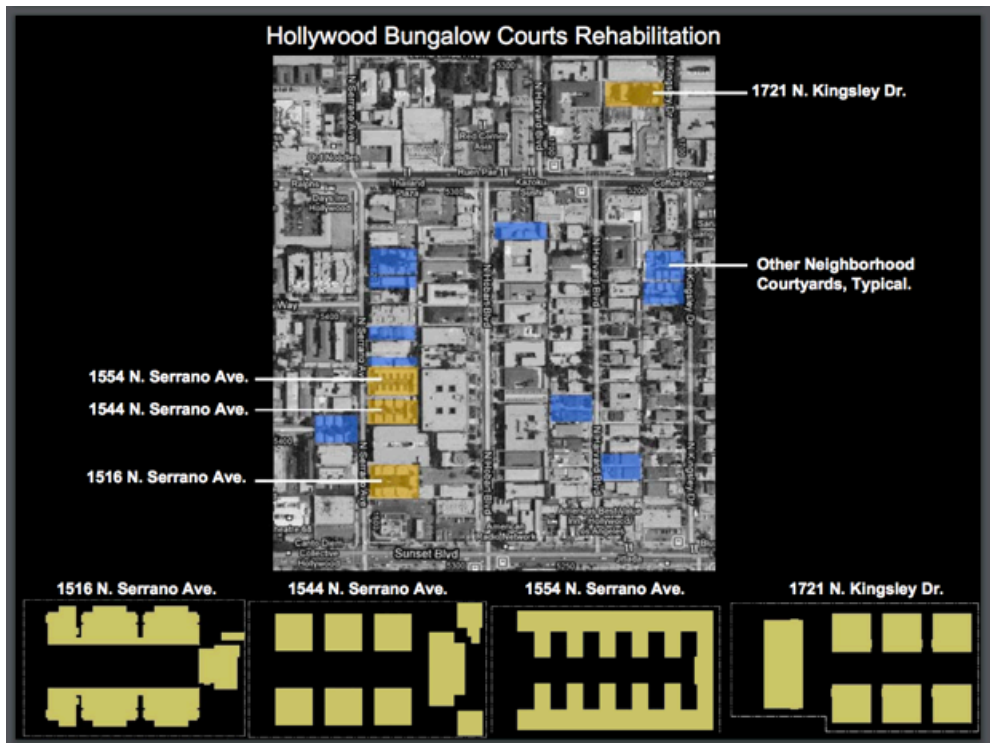
After the rehabilitation work was completed, and the bungalow courts were opened, Kari Fowler of Historic Resources Group drafted a National Register nomination for each court. Subsequently, all four bungalow court were listed on September 16, 2010 under National Register criterion A, as properties "associated with events that have made a significant contribution to the broad patterns of our history," for their association with the local development of the Hollywood area during the 1920s, and under criterion C, also at the local level, as properties that "embody the distinctive characteristics of a type" of architecture, and "the distinctive characteristics of the bungalow court, a building type characteristic of residential development in Hollywood during the early decades of the twentieth century."<sup>175</sup>

The designation reports also state that many of the courts' character-defining features were intact. The three courts of this grouping that are located on Serrano Ave are also part of the National Register eligible Historic District.

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<sup>174</sup>Mary MacVean. "Special Issue: Preservation; the People's Courts." *Los Angeles Times*, Mar 27, 2010. Accessed January 2016, <http://ezproxy.cul.columbia.edu/login?url=http://search.proquest.com.ezproxy.cul.columbia.edu/docview/422344604?accountid=10226..> "Special Issue: Preservation; the People's Courts." *Los Angeles Times*, Mar 27, 2010. Accessed January 2016, <http://ezproxy.cul.columbia.edu/login?url=http://search.proquest.com.ezproxy.cul.columbia.edu/docview/422344604?accountid=10226>.

<sup>175</sup> Fowler.



Hollywood Community Housing Corporation – Hollywood Bungalow Courts presentation slide excerpt showing the location and plan of each of the four properties<sup>176</sup>



Hollywood Community Housing Corporation – Hollywood Bungalow Courts presentation slide excerpt showing before and after rehabilitation conditions<sup>177</sup>

<sup>176</sup> Accessed January 2016, [http://0101.nccdn.net/1\\_5/1c9/120/2ca/HollywoodBungalowCourts.pdf](http://0101.nccdn.net/1_5/1c9/120/2ca/HollywoodBungalowCourts.pdf)

<sup>177</sup> Accessed January 2016, [http://0101.nccdn.net/1\\_5/1c9/120/2ca/HollywoodBungalowCourts.pdf](http://0101.nccdn.net/1_5/1c9/120/2ca/HollywoodBungalowCourts.pdf)

St. Andrews Court, located at 1514 – 1544 St., like the Hollywood Bungalow Courts, was also purchased by the Hollywood Community Housing Corporation and was rehabilitated and converted into affordable housing in 1996, using the Federal Rehabilitation Tax Credits, as well as the Investment Tax Credit for Low-Income Housing.

The National Register designated bungalow court at 1720 – 1728 ½ Whitley Ave, also used the Federal Rehabilitation Tax Credit during its 2002 rehabilitation process and also entered into a Mills Act contract with the City of Los Angeles in 2004.

#### *Relevance to Hollywood bungalow courts*

Designation is often the most direct way to begin to ensure that a property receives preservation attention. However the preservation of a bungalow court's built fabric is the most critical part of ensuring that significance is displayed, and that can occur with or without formal designation. If a property is National Register eligible, for instance, the property owner can qualify for a 20% rehabilitation tax credit, and if a historic property is not eligible, a 10% rehabilitation tax credit may also be available if the proposed work meets the Secretary of the Interior Standards. Further, if the property will be used for low-income housing, additional tax credits are also available. These are all incentives that are potentially available to bungalow courts. Although only used in a single Hollywood bungalow court case thus far, the Mills Act can also be a powerful property tax reduction incentive to encourage the preservation of bungalow courts.

However, it is also important to note that while national, state, or local landmark designation, or the use of tax credit incentives are helpful tools in facilitating preservation, they are not always necessary to ensure that the essence of a bungalow court is preserved.



Although the details of this case were not heavily researched, developers Neilson Hammer<sup>178</sup> recently purchased and restored a 10 unit non-designated 1930s bungalow court at 1405 Armadale in Highland Park, and remarketed the property as “The Bungalows on York.” According to ZIMAS, the previous tenants were not evicted through the use of the Ellis Act<sup>179</sup>, and it is unclear if the rehabilitation was executed per the Secretary of the Interior Standards.<sup>180</sup> Regardless, this recent case demonstrates a move that celebrates the form of the bungalow court.



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<sup>178</sup> Neilson Hammer. “The Bungalows on York.” 2016. Accessed March 2016, <http://www.neilsonhammer.com/1405-armadale-avenue-at-occidental-college>

<sup>179</sup> this particular case should be further researched to understand the eviction process

## **Adaptive Reuse**

Converting a bungalow court from residential to commercial use may also be a viable way to preserve a property. As stated in the Getty Conservation Institute's "Incentives for the Preservation and Rehabilitation of Historic Homes in the City of Los Angeles" (2004), zoning incentives "can be used on buildings that are designated at the local, state, or national level." As such, this may result in "limited commercial uses in residential zones."<sup>181</sup> Therefore, designated properties in residential zones may potentially be used to operate uses such as bed-and-breakfasts. According to the Getty,

*if you are engaged in certain occupations – such as those in the fields of accounting, architecture, art, computer software, multimedia, consulting, engineering, design, insurance, law, and real estate – you may be able to establish live / work quarters. In addition to the above, if you own a home that is located in an area that is zoned for multiple-family housing, you may be able to operate a small restaurant or retail sales establishment within it.*<sup>182</sup>

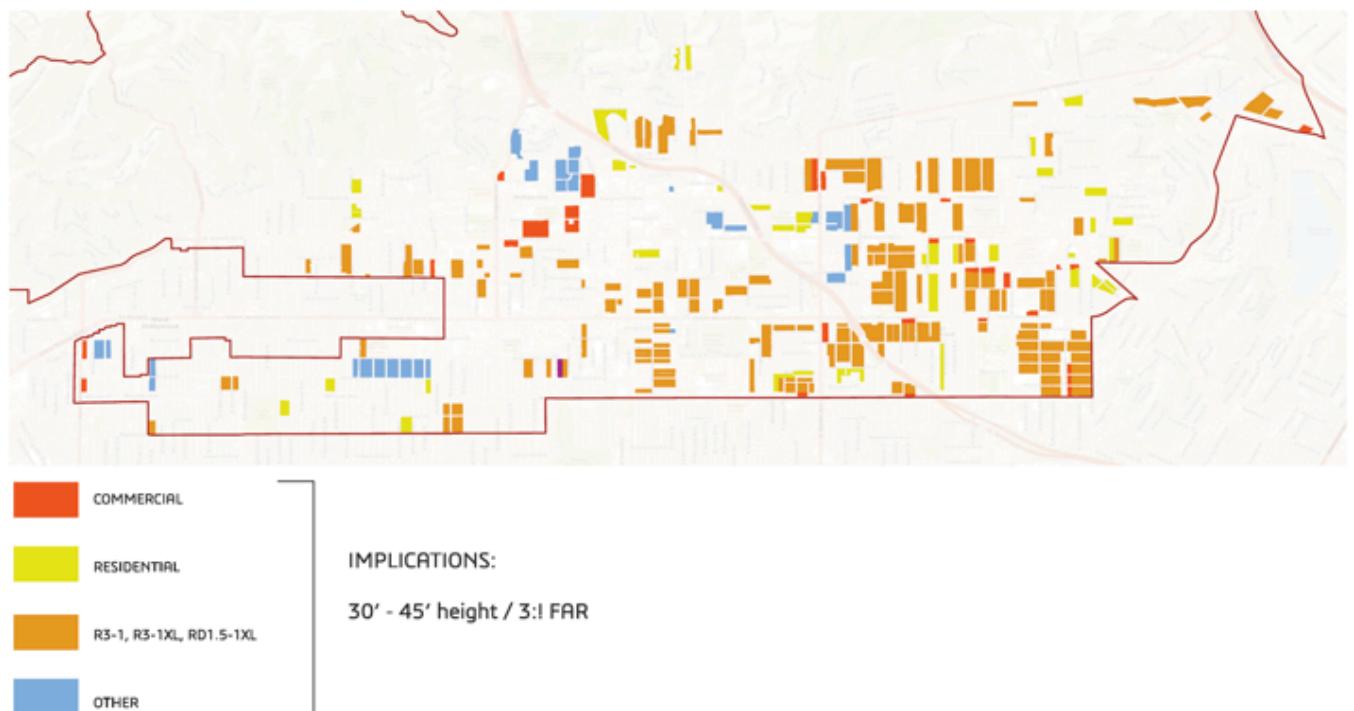
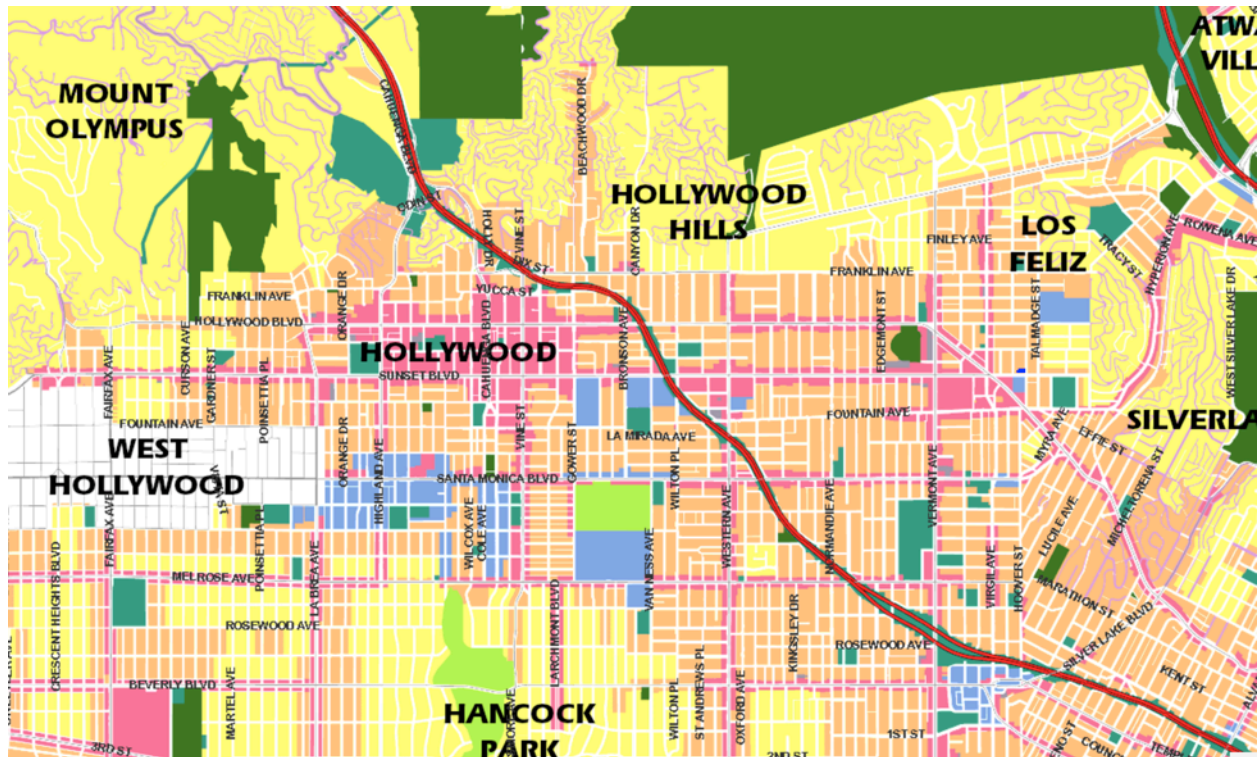
Therefore, while commercially zoned bungalow courts may be subject to unique development pressures, such as the recently demolished half-court at 1621 N. Gower, there are potential benefits for bungalow courts that are now zoned commercial.

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<sup>181</sup> <http://preservation.lacity.org/sites/default/files/GCI%20-%20Incentives%20for%20the%20Preservation%20and%20Rehabilitation%20of%20Historic%20Homes.pdf> 14

<sup>182</sup> *ibid*





General Zoning map showing the distribution of multifamily residential (orange) and commercial (pink) in Hollywood (and surrounding areas) (ZIMAS)

General Zoning map showing how zoning affects lots that contain a bungalow court

## Examples

The Los Feliz Lodge,<sup>183</sup> is located at the 1509 N. Hoover St., just two parcels north of heavily developed Sunset Blvd., and represents a unique strategy for preserving a bungalow court through adaptive reuse. The court was originally built in 1923 as a residential court, and was eventually converted into a six-room hotel.<sup>184</sup> This particular lot is currently zoned RD1.5 – 1XL, meaning that it is within the Restricted Density Multiple Dwelling Zone. However, ZIMAs also revealed that the property underwent the HCM designation process on April 14, 2006, but on September 13, 2006 the HCM was denied.<sup>185</sup> According to the letter from the Cultural Heritage Commission to the applicant, the consensus of the Commission is that this property does not fall meet the standards of the Los Angeles Administrative Code. Therefore, the request was declined.<sup>186</sup> Thus, although this property is an example of adaptive reuse, more research needs to be conducted to understand the process that this particular court underwent so that it could be commercially used.

## Relevance to Hollywood bungalow courts

Adaptive reuse is a dynamic way for historic properties to survive through changing conditions. While some bungalow courts are located in commercial zones and could therefore easily transition into commercial used properties, the majority of bungalow courts are in multi-family residential zones. However, as summarized in the Getty Conservation Institute's 2004

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<sup>183</sup> "Los Feliz Lodge." Accessed March 2016, <http://www.losfelizlodge.com/>

<sup>184</sup> The website features a virtual tour that brings to life the architectural qualities of bungalow courts: <http://www.losfelizlodge.com/tour.php> This feature provides the viewer with the capability to enter the grounds and observe the court's exterior, while also allowing the viewer to observe interior conditions. Resources such as this may prove to be influential tools in sharing the significance of bungalow courts.

<sup>185</sup> City of Los Angeles Department of City Planning. "Case Summary & Documents CHC-2006-3026-HCM." Accessed March 2016, <http://planning.lacity.org/pdisCaseInfo/Caseld/MTQ4MDA20>

<sup>186</sup> City of Los Angeles Department of City Planning. "CHC-2006-3026-HCM." Letter regarding case action. September 13, 2006 <http://planning.lacity.org/PdisCaseInfo/Home/GetDocument/MzlyYWYyZDgtMWI3ZS00ODZiLWE4ZDktODkxYTgxZWlwYjJhO>

report on residential preservation incentives, and exemplified by cases such as the Los Feliz Lodge, the adaptive reuse of a bungalow court is not necessarily hindered by its zoning, and may even be facilitated by it. Thus, as rehabilitation and tax credits provide one path towards preservation, converting a bungalow court to a new use may be another.

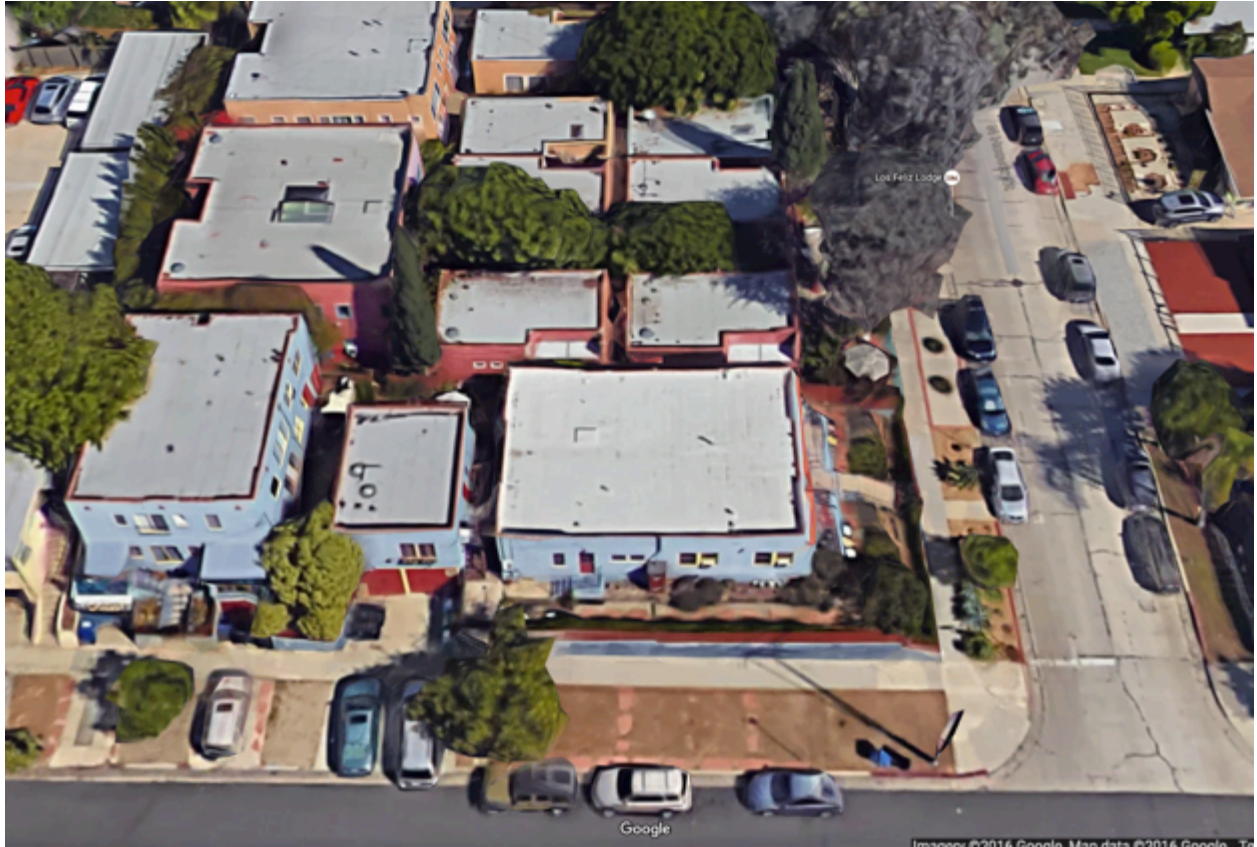


*Los Feliz lodge photograph showing central courtyard and bungalow design<sup>187</sup>*

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<sup>187</sup> <http://www.losfelizlodge.com/>





*Los Feliz Lodge (Google aerial perspective)*

## **CHAPTER VII. CONCLUSION**

### **OVERVIEW**

Hollywood, California began like many towns and cities throughout the country - originally inhabited by Native Americans and rural in nature. However, by the end of the 1800s, this once bucolic landscape became a prosperous agricultural region. The proliferation of the agricultural business brought new immigrants to the area, and by the turn of the 19<sup>th</sup> century the intercontinental railroad would meet the Pacific coast, and the electric streetcar would make transportation within the city easier. This cross-country and local transportation network coupled with the Mediterranean climate, the emerging film industry, and burgeoning job market, resulted in exponential population growth. By the 1910s and 20s the film industry made Hollywood a world famous, and this fame brought more people from around the country and the world. This tremendous population growth created a tremendous need for housing. Since many new arrivals were neither prepared nor inclined to purchase single-family homes, they looked to the multifamily housing stock as a viable living option. Bungalow courts were a creative design strategy that responded to the needs of the increasing population, while also meeting quality of life concerns. Most of Hollywood was built by the 1920s, and so were the majority of bungalow courts. Although by World War II bungalow courts generally ceased being built, their significance has endured.

While more than 30% of Hollywood bungalow courts have been demolished since the 1950s, there are approximately 486 bungalow courts still in existence. Of these, only 173 are listed as eligible for national, state or local designation. While historic resource designation can

be an extremely powerful tool in helping to preserve a property, the preservation of bungalow courts should also be explored through a comprehensive look at a multitude of preservation tools and at the regulatory frameworks that currently exist in the City of Los Angeles.

The Small Lot Subdivision Ordinance, for instance, allows for individual units to be converted into single-family homes. The Federal Rehabilitation Tax Credits and Investment Tax Credit for Low-Income Housing can also be applied to bungalow courts that are either National Register eligible or not. The Mills Act is another statewide tool that can help alleviate property tax for the owners of National Register listed bungalow courts. Further, bungalow courts are highly suited to certain kinds of adaptive reuse. These are just some of the tools that can be used to help preserve the bungalow courts of Hollywood. It is also important to note that Hollywood is currently undergoing a Community Plan Update and the City of Los Angeles is currently in the process of redrafting its Municipal Code through the process of recode:LA. The coming months present an important opportunity to use these tools and our expanded understanding of bungalow courts to inform planning strategies that can create a new future for this iconic but overlooked resource.

## **NEXT STEPS**

While this thesis was able to observe and analyze the current preservation climate surrounding bungalow courts, expand on existing research, and provide a look at some potential preservation strategies, an even more comprehensive understanding of bungalow courts, their potential significance, and their role in the future of Hollywood require further research.

The City of Los Angeles is currently undergoing a complete redesign of its Municipal Code, and the Community Plan Area is currently updating its Community Plan. These are two extremely critical planning tools that will affect the future of Hollywood bungalow courts. The data and findings of the Hollywood Bungalow Court Survey should be shared with advocacy organizations, such as Hollywood Heritage, while simultaneously being further developed through continuing research and analysis.

There are other areas of future research to be considered as well. Although the implications of the Small Lot were explored, for instance, there has been no specific analysis exploring the possible connection between the demolition of bungalow courts and this ordinance. While the 750 N. Edinburgh Ave. case demonstrates how the Small Lot Ordinance affected a particular site, this is a single example and to make the case for or against the implications of the Small Lot Subdivision Ordinance in relationship to bungalow courts, a more thorough survey of recent projects needs to take place. All previous sites redeveloped under the ordinance should be cataloged and mapped, and the prior and current conditions documented and analyzed. Deeper research into bungalow court demolitions dating back over longer time horizons would also be revealing, and could shed important light on why some survived and others did not. This information could test assumptions related to the Ellis Act's contributing to the loss of bungalow courts. Further, researching interior conditions and closely assessing alterations could be instrumental in prioritizing preservation efforts, and in informing restoration, rehabilitation, and interpretive work. Conducting owner and tenant surveys could also be a beneficial tool in providing a more comprehensive look at the values ascribed to bungalow courts and at their role in the Hollywood community today. In addition, applying the

methodology, findings and preservation strategies discussed in this thesis could potentially be applied to the other 34 Community Plan Areas throughout the City of Los Angeles. Lastly, a thorough comparative analysis that looks at how other cities such as San Diego or Santa Monica have approached the preservation of bungalow courts may also be a beneficial step in reaching an even more encompassing understanding of the future of these resources.



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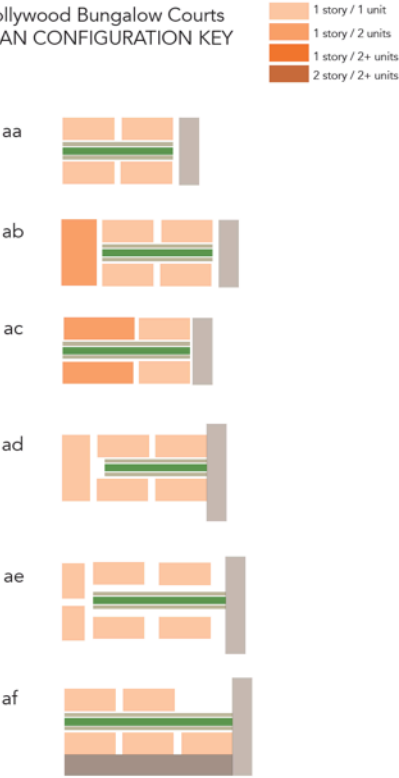
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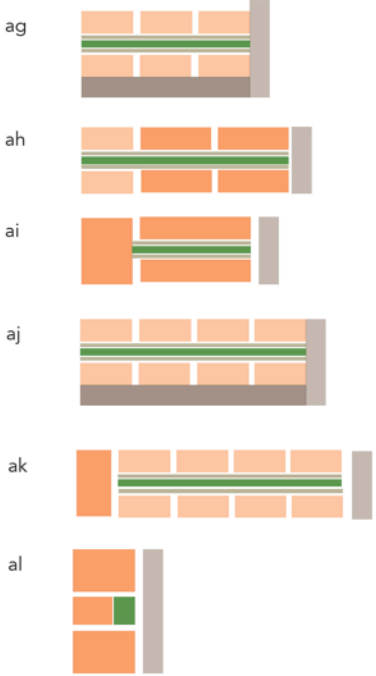
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APPENDIX

Hollywood Bungalow Courts  
PLAN CONFIGURATION KEY



DISCLAIMER:  
The lower case and upper case labeling began as a way to group courts with similar plan characteristics, but as it became clear that there were over 40 types of courts, the scope of this project was focused to catalog each plan type. The next phase in this research should rename and regroup the plan types by common traits in an effort to get a better sense of how plan types are distributed. Further, due to permit and time constraints only some of the buildings have units listed. However, for the purposes of this thesis the detached versus attached nature was more crucial in making preservation recommendations in relation to the small lot subdivision. Further, landscaping and parking was not taken into consideration. As such, the grey and green central space depicted in the plans below solely represents the courtyard space (i.e. green does not necessarily mean landscaping exists in this plan type). As is these graphics represent the diversity in Hollywood bungalow court plans, but this document should be used as a base for further research.



# Hollywood Bungalow Courts PLAN CONFIGURATION KEY



a : whole court: detached / all single story

am 1, 1, 2, 4: 16 units



an



ao



ap



aq



ar



as



at



au



av



aw



ax



ay

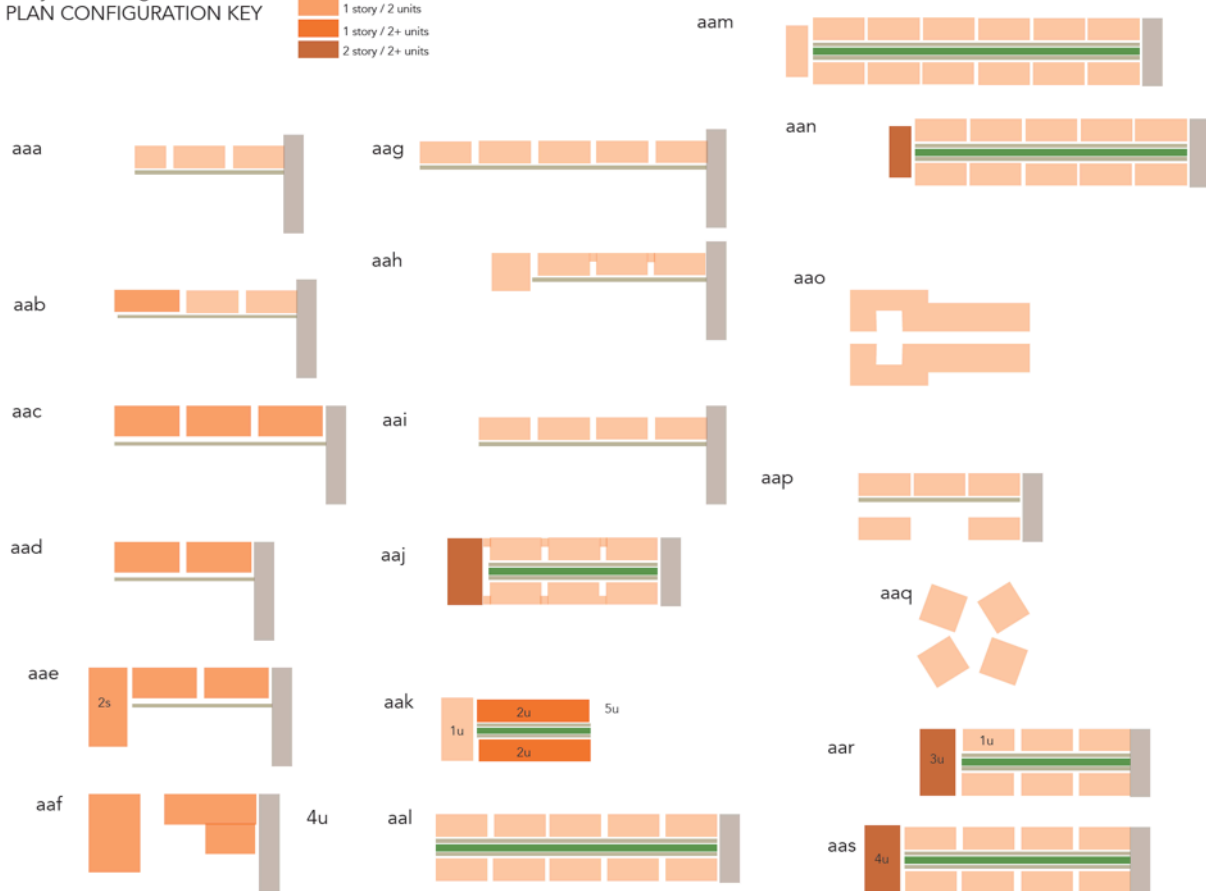


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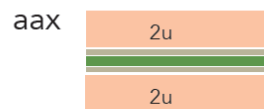
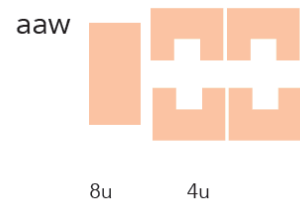
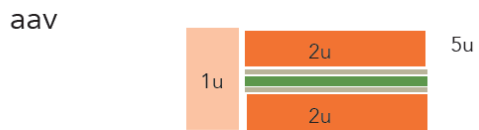
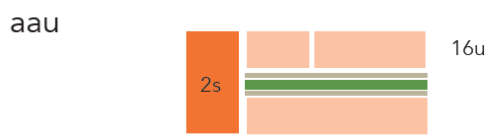
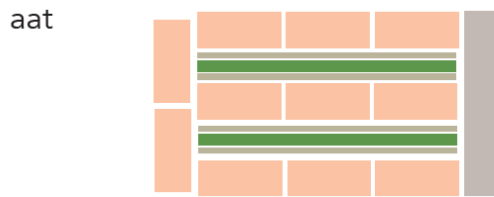




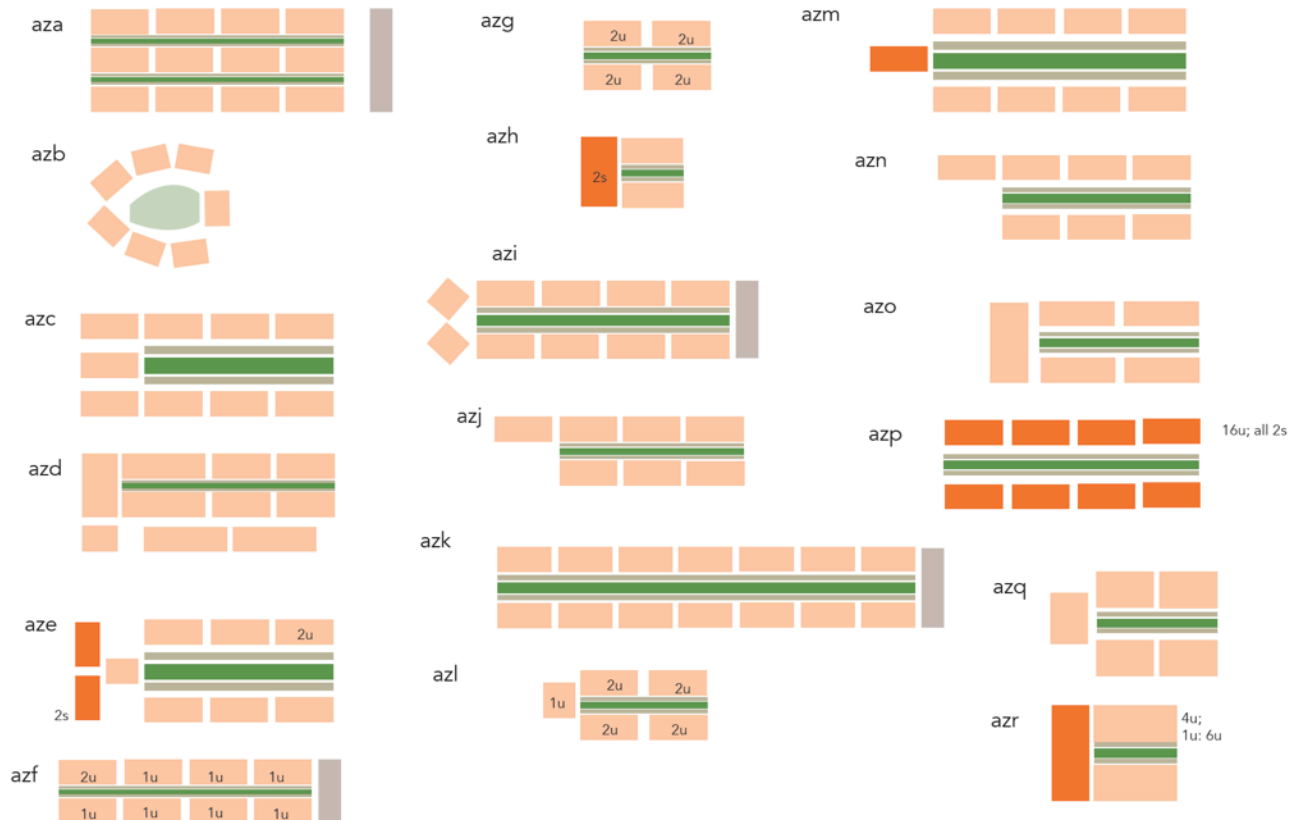
Hollywood Bungalow Courts  
PLAN CONFIGURATION KEY



# Hollywood Bungalow Courts PLAN CONFIGURATION KEY



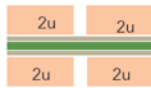
# Hollywood Bungalow Courts PLAN CONFIGURATION KEY



# Hollywood Bungalow Courts PLAN CONFIGURATION KEY

- 1 story / 1 unit
- 1 story / 2 units
- 1 story / 2+ units
- 2 story / 2+ units

azs



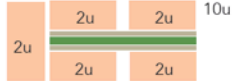
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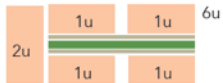
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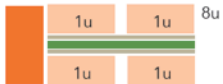
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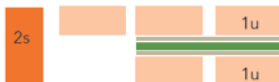
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Hollywood Bungalow Courts  
PLAN CONFIGURATION KEY



Hollywood Bungalow Courts  
PLAN CONFIGURATION KEY

